

### **I. Call Meeting to Order**

The Common Council of the City of Greenwood, Johnson County, Indiana met in its regular session on Monday, March 20, 2017 at 7:00 p.m. in the regular place, the Council Chambers of the Greenwood Municipal Building, 300 South Madison Avenue, Greenwood, Indiana. The Council President, Mike Campbell, presided and Administrative Assistant to the Clerk, Becky Thompson, was present to memorialize the proceedings.

Mr. Clint Whitson, of Greenwood Christian Church, led in prayer.

Present on the roll call were Council Members: Bruce Armstrong ("Mr. Armstrong"); Ron Bates ("Mr. Bates"); Mike Campbell ("Mr. Campbell"); Brent Corey ("Mr. Corey"); Linda Gibson ("Ms. Gibson"); Ezra Hill ("Mr. Hill"); David Hopper ("Mr. Hopper"); Chuck Landon ("Mr. Landon") and David Lekse ("Mr. Lekse"). A quorum was obtained.

Additional Officials Present: Mark Myers ("Mayor Myers"), City of Greenwood Mayor; Krista Taggart ("Ms. Taggart"), Corporation Counsel; Kevin Steinmetz ("Mr. Steinmetz"), Project Manager; Todd Petty ("Mr. Petty"), Fleet Maintenance; Doug Roller ("Mr. Roller"), Deputy Chief of Investigations; Jody Long ("Ms. Long"), Greenwood Controller; and Darin Hoggatt ("Chief Hoggatt"), Greenwood Fire Chief.

To accommodate the large group at the meeting, Mr. Campbell indicated the agenda would be rearranged to accommodate those present. He stated the approval of the minutes would be next, then a presentation by the city on the iceplex, after that he will open up audience requests to allow people from the audience to address the council concerning the issues that face the city. Mr. Campbell said they will not have time to allow everyone to speak and reminded the audience of council rule. Mr. Campbell said groups have twenty minutes to address a particular issue, assuming some here tonight in favor and some opposed to the iceplex; each of those two groups, those in favor and those opposed, have ten minutes each to cover the twenty-minute time limit. He also suggested if there are multiple speakers, limit each speaker to two minutes so there is as many as five speakers. He also reminded the audience of the opportunity at the end of the meeting for other audience requests if they choose to wait until then and wish to speak. Mr. Campbell also made certain that the audience was clear of council procedure; the [resolution] on the agenda is in introduction, where the council receives information about the [resolution], but council will not vote tonight. He continued stating at the next council meeting it will be in first reading and council will vote the next council meeting will be a second reading where council will vote again; finally, it will come back for a confirmatory resolution. Mr. Campbell concluded that is the procedure so everyone is fully aware of where we are and what we are doing tonight.

### **II. Approval of [Minutes from the Regular Meeting on March 6, 2017](#)**

Motion to approve the minutes from the regular meeting on March 6, 2017 moved by Mr. Bates. Seconded by Mr. Landon. **Vote: Ayes. (9-0) Motion Carries.**

### **III. Audience Requests**

Mayor Myers thanked President Campbell and those in attendance tonight for their concern for what is going on in the city. Mayor Myers said he will give a brief overview of the project and will turn it over to Kevin Steinmetz, Project Manager and then will introduce Mr. Hallett who will speak at the end of the presentation. Mayor Myers stated four months ago, Mr. Hallett contacted the city, indicating he and his team had done a lot of demographic studies of areas in need of hockey, specifically. He said they saw there was a need on the south side for a complex; they have also done a lot of studies throughout the Midwest to see what the need was in the Midwest for not only hockey but the addition of indoor soccer and lacrosse. Mayor Myers announced Mr. Hallett came to the city with a very well thought out plan that he put together, and spoke with him and his staff about this complex. He said they looked at different locations and the first and best location we thought for this complex was in Freedom Park. He reasoned the Freedom Park was

prepared since 2012 for a secondary structure built into that. He said through that area sports is very important to our community; the youth is very important to the community, and with this hockey complex coming in it would fit perfectly within the Freedom Park area. Mayor Myers expressed that Freedom Park was built originally for the Freedom Springs Aquatic Center; we had planned for future use, a facility in that complex so the infrastructure is already built for that. He pointed out that larger water piping, sewer was built for that and storm water is already taken care of, there is already a pad in place on the south side of Freedom Springs designed specifically for that; the city has prepared a shovel ready site for that area. Mayor Myers recognized the only issue they came into contact with was on a five-year abatement on this property and he said it seems like a pretty easy sale to him because currently this property is not on the tax rolls. He continued if we do a five-year abatement, the first year there will be no taxes, but after that, we will start receiving taxes on that property and Mr. Hallett is willing to put in at least twenty-million dollars into this complex, which is going to boost our city's economy greatly. Mayor Myers noted as many know, for many years, he has been fighting unsuccessfully at the state for a food and beverage tax for our community. He said this is one way we can bring in something that is going to help boost our economy, help with our public school system and public safety; the Police, Fire and EMS and other city services we provide to the citizens. Mayor Myers reasoned after looking at those things his team and he decided this would be the best location for that facility; it would be a win-win for the community by bringing in taxes for the community, with outreach to youth and adults who want to be involved in this kind of support. Mayor Myers turned it over to Kevin Steinmetz, Project Manager to further explain the project.

Kevin Steinmetz, Project Manager, presented to council a power point explaining the details of the iceplex project [attached]. Mr. Steinmetz indicated the presentation council is viewing was also shared with Economic Development Commission on March 13 but there was an additional slide presented. Mr. Steinmetz cited Mayor Myers remark that this investment at \$20 million is not in a tax increment finance district that makes it the largest investment for a single site, not in an increment finance district to the best of his knowledge. He indicated that means that those taxes will flow directly through to the city, to the schools, which make up the largest part of the tax rate. Mr. Steinmetz also asked council to remember we are voting on a five-year tax abatement, the standard is ten. He continued for the magnitude of this investment to be five, which will be substantial. He said personal property is not included in the tax abatement. Mr. Steinmetz shared an overview of the transaction between the city, the Hallett's and the iceplex. He stated the owners Sean Hallett and his father Jim Hallett will invest \$20 million to design, construct and furnish the iceplex. He said this is a proposed 60-year lease at Freedom Park; this seems long but the city will retain ownership of the land. He asked why we need such a lease if you are going to invest \$20 million dollars, if there are lenders and people who are willing to put \$20 million dollars of capital they know it needs to be something that is there for a long time. Mr. Steinmetz shared the Hallett family has contracted with Firland Management to serve as the iceplex owners rep; this is important because they are very good at what they do. He said it means we are going to get a very good facility He continued they have done over eighty projects; they design, build, consult, and operate; the principle actually worked with the NHL to determine what would be some of the standards that you would need for a new NHL rink before he forged his own company. He said they currently manage four facilities in Maine, New York, New Jersey and New Hampshire. Mr. Steinmetz cited they have an NHL experience; they have worked with both the Senators and the Sabers so they know what it takes to run these facilities. He indicated he spoke with Mr. Hallett who shared he grew up in Ottawa; and Mr. Jim Cain who is principle of Firland Management, years ago, in the eighties, was running the largest indoor mix-use recreation complex in the country, which in the eighties was doing a twenty million dollar run rate. He said these individuals know how to run a mix-use indoor facility, they know how to run one well and at a very high level. Mr. Steinmetz shared a site plan overview explaining when we built Freedom Springs Aquatics Center we had to build a variety of large holes in the ground and we used those spoils. He said we used the dirt, to do three things, make the grade on the sledding hill less steep, add mounding on the north end of the site, and to add a shovel ready pad for this sort of development. He indicated an indoor amenity that could help all citizens of Greenwood and the surrounding community meet their recreation goals and allow families to have a safe and fun place to spend some time. He said they estimate there will be 6.3 acres that the amenity will lease

from Freedom Park; parking expansion will be shared with Freedom Springs due to the degree of good planning there are grass islands between the main lot for Freedom Springs and the initial two parking lots. He said those grass islands can be filled in which will give us parking spaces quickly. Mr. Steinmetz reasoned they also complement each other very well as far as seasonality when the big draws are. He said there is a unique opportunity regarding the machinery needed to provide ice for four rinks produced enough heat that can be harnessed to potentially heat the water at Freedom Springs, which the Hallett's have offered to work with the city. Mr. Steinmetz suggested the springtime swim lessons can be a little cold and difficult to get the kid in the water and heated water could help make another successful and popular amenity even stronger. Mr. Steinmetz shared the site plan overview and the footprint of the iceplex immediately south of Freedom Springs where the pad was laid three years ago. He indicated the grass islands that can be paved; the storm water pipe that goes down the middle of the large parking area was sized for a large development, at that point thought was for a YMCA or some sort of community type setting. He said it is literally shovel ready. Mr. Steinmetz shared the Comprehensive Plan thoroughfares; in 2007, the city enacted a new comprehensive plan that lasts 20 years until 2027. He said when we did this comprehensive plan and established the zoning [inaudible] thoroughfares you can see at that point in time, and now, Smith Valley and Worthsville Road were emphasized as significant east-west collectors. He added they fall within the system that ran between a block between Averitt and 31 and Honey Creek of smaller roads that would integrate between these two major thoroughfares. Mr. Steinmetz said that includes at some point Apryl Drive expansion, Stop 18, and Cutsinger. He said there may be questions if the city is prepared for this, yes, we have been preparing for traffic and development at least since 2007. He said we have a general plan as to where we want to route traffic. Mr. Steinmetz stated due to this Council, the Redevelopment Commission, and the Mayor we have a number on improvement plan on these roads. He gave an example citing Smith Valley and Yorktown a roundabout is slated to begin June 1 for a few months. He shared at Stop 18 Road, the Redevelopment Commission has committed funds, Council has appropriated \$200,000 of General Fund money to add a right hand turn lane at US 31 because of increased traffic. He also said at Worthsville Road, the RDC has planned for a decade to expand the east-west corridor; it currently goes from I65 at the new diverging diamond exit to US31; the next stage, which will be over 2019-2020, will bring Worthsville Road from US31 to Averitt. He said we know there will be a roundabout at Averitt and Worthsville Road. Mr. Steinmetz pointed out there will be traffic improvements that have to happen to those three east-west roads or the north-south road in the middle that is smaller we may have to but if the idea is that we shouldn't allow any development or that we missed the ball on development. Mr. Steinmetz indicated we do not want another Graham Road; we had a five-lane road built betting on future development currently depreciating at a very high [inaudible], we take a big charge each year, before it is being fully used. Mr. Steinmetz stated what we have done here shows you an example of good planning and the investments of this Council spearheaded the roundabouts done specifically at Smith Valley and Yorktown and the one that will eventually come in 2020 or 2021 at Worthsville and Honey Creek. He said there is no need to stall or wait on development until we build a massive road, or we end up in a Graham Road situation; we build a massive road, it deteriorates and we end up paving it before we get that full utility. He suggested what we will do, what he believes this council will do, what he knows the Mayor wants to do, what he believes the RDC will do is analyze the sections that we don't have plans for. He said work with the stakeholders, the large churches, Parks Department, the newly constructed Greenwood Middle School, the residents that live there, or the commuters who go through there and find the right solution for those intersections. He said if it is a roundabout, if it is increasing a turn lane, we know how to deal with these traffic situations and we will do it, because that is what we have done and that is what we will do. Mr. Steinmetz shared the Capital Budget Overview roughly showing how the \$20 million is going to be spent. He said one of the key things to look at this is not a tax abatement on the personal property, so that \$6.1 million dollars in equipment will directly, on day one, once invested, float right back to the schools, fire and police departments. He said this shows a great example of what happens when TIF infrastructure and TIF quality of life developments combine, being the Freedom Springs Aquatics Center, which had 90,000 visitors last year and the Worthsville Road project, which allows for this infrastructure, you get big wins. He said you get wins and then build the tax base. Mr. Steinmetz brought up facility details in this once in a decade opportunity, a generational opportunity to expand so much recreational

space under a 115,000 square foot facility that will initially have two finished ice rinks, there will also be two turf fields that can be converted to additional ice rinks, and a fitness and training facility. Mr. Steinmetz stated he focused on the recreation part but there is something he wants to focus in again, this council in 2015 passed a Park Impact Fee Study. He shared in that study, which is long, it indicated community deficiencies and stated Greenwood at that time was short a sheet of ice, and in 2024, we will be short two sheets of ice to accommodate for hockey and skating. He said it also states we are currently short recreational fields, indoor or outdoor, 5.6-6 and by 2024, that number gets even more alarming. He said now we have an opportunity to make a huge dent in deficiencies that we are already behind a decade ago. Mr. Steinmetz stated it will not be done budget neutral or with a small outlay but budget positive and is a huge win for the Parks Department. He shared we should also look at when we consider this, if you look at the report and it wasn't listed when you calculated the impact fee that is because our deficit is so large to use an impact fee to fix it all would be an economic barrier to entry in Greenwood that we didn't create; so we had to create more attainable goals. He said we did not think this was something we could attain just using public dollars. Mr. Steinmetz said other amenities, as this will be a significant facility, will be a pro shop and a skate rental; hockey has some specific needs as does lacrosse and figure skating. He said there will be a concession aspect to this and there will be a restaurant that will seek a beer and wine permit, we believe. He said this will be host to youth hockey, sled hockey which allows folks with disabilities to get on the ice, lessons for skills, curling, public ice skating, broom ball, adult hockey leagues, and local regional and potentially national tournaments. He said it will also allow for turf sports, a huge deficit currently and will only grow, which includes soccer, lacrosse and futsal, which is growing from the west coast over. Mr. Steinmetz spoke with the owner of Empire Lacrosse business in Greenwood they also own one on the north side, they said lacrosse isn't up and coming, lacrosse is here the problem on the south side is no one has any where to play it. Center Grove lacrosse plays in a church and also playing outside anytime, this winter has been great because they could play lacrosse in February but as soon as it snows they have no place to play it. Mr. Steinmetz introduced Mr. Sean Hallett, principle in Indy Fuel as well as another of ice ventures and recreation ventures here in Central Indiana.

Sean Hallett thanked council for the opportunity to speak today and shared his background. Mr. Hallett stated the principles in this project is himself and his father, Jim Hallett, both native Canadians. He shared his father moved here in 1995 when he sold his auto auctions in Canada to Odessa Auto Auctions, which used to be based here on the south side but is now based up in Carmel. Mr. Hallett said he lived here for twenty years and is now a naturalized American citizen who loves Indianapolis very much. He said he grew up in the car business in Canada; born in Ottawa he spent his adult life in Toronto, and became Canada's youngest and very quickly largest Ford dealer in a city called Mississauga, Ontario, which he sold five years ago when his father convinced him that this was the only place on earth to live. Mr. Hallett stated he got his green card four years ago and moved here. He shared this project is not a very complex ownership structure; it is just him and his father, funded by them personally. That may be through a combination of equity and debt but he can guarantee that there aren't very many financial institutions that are very excited about financing \$20 million sports facility and they are not very excited about financing them on someone else's property. Mr. Hallett said at the end of the day, it is very simple ownership structure and whether it comes in the form of equity or debt, it will be all their debt, as this project is going to end up being personally guaranteed. Mr. Hallett shared a quick background about their three years since they started the Fuel; this is their third season with the Indy Fuel, a AA Hockey team and an affiliate of the Chicago Blackhawks. He said he read in a blog recently that there are some traffic issues and some people taking issue in the community, someone referred to it as their hockey business, but it is about a lot more than hockey and it is about a lot more than business. He added when they set out to do this, to bring professional hockey back to Indianapolis for the first time in ten years; he added there has been professional hockey here since 1939, although there has been an absence here for ten years. He added it is a lot more than hockey and a lot more than business. Mr. Hallett said they set out to make this a conduit to serve the community first and foremost and he believes they have been very successful in that. Mr. Hallett continued they have set out to have affordable family entertainment, which was their main goal; in just a short two and a half years, they have contributed over \$1 million dollars to local and charitable organizations here in Central

Indiana. Mr. Hallett concluded that gives you a flavor for what the Fuel is about, they certainly are not major league sports owners, nor do they pretend to be. He said in their second year, after the successful inaugural season with the Fuel, the city officials approached them and pointed out a youth area up there that some hockey parents had gone together twenty years ago to build and since the children have now grown up and no one was really taking an interest in the facility anymore. He said the twelve families were trying to find a way to get out of it; the city's concern was they were not making the necessary investment to upkeep it, and second they were concerned that it would be sold off for real estate value. He shared after meeting with city council; he added the year he knew nothing about running a hockey team, he learned very quickly, but he added he certainly knew nothing about running sports facility, but they made an agreement with the city of Fishers to purchase that from the eleven families for \$1.8 million dollars. He said the city held a \$500,000 note that was twenty years old on the land which they agreed to waive that if the Hallett's agreed to invest \$1.8 million dollars in the facility; he reported they went over and above that and invested \$4 million in the facility because they wanted to see it done right. Mr. Hallett said in the first year of operation, they very quickly completed the renovation, it is highly successful, it is completely booked during the winter; they play hockey here right up until midnight every night. Mr. Hallett said he is happy, any time you get to serve the community, make these investments, make a little bit of money; he calls it a success all around. He said the City of Fishers is very happy with what they have done up there, and it was a model they asked if they could continue to do this within the Indianapolis region. He said their third year of business, this year, brought a few more things; they had five youth hockey leagues throughout the city but very fractured. He said they all had opposing interests, boards of parents that managed them, but as their kids grew out it was uncertain who was going to manage them next, so they realized it wasn't just about owning the facilities, it was also about operating the youth hockey league. He commented that even though his father and he had no children in the league, they realized someone had to get all these youth hockey leagues on the same agenda so they started the Junior Fuel this year, which is a non-profit. Mr. Hallett said the Junior Fuel combined the families playing in Fishers with those at the coliseum Pop-Weaver Youth Pavilion that was just recently built beside Indiana Farmer's Coliseum. He shared there were 440 kids on their own and this year was 540, he recognized it is not huge numbers but is 20% growth in one year and they are very excited about it. He said they are very excited to have a lot of jerseys here tonight from the South Indy Youth Hockey League and they decided to join them next year; in just three years they have gone from 100 kids to 220 kids. He indicated it is not huge numbers but he thinks it is all predicated by the amount of ice time available and next year they expect to be over 800 kids with the South Indy kids and with some natural 20% growth, again they will quickly be moving onto 1,000 families. Mr. Hallett said the facility is about more than youth hockey but that is where it begins. He reported they signed an operating agreement with the Indiana State Fairgrounds to operate Pop Weaver Youth Pavilion this year; with the success up in Fishers and the interest in youth programming, the state fairgrounds thought they would be better off operating that facility than they would, so they signed an agreement. He said this was the first year operating that facility and by the end of this year, they will have had experience running two facilities, the Fuel tank in Fishers for two year, and Pop Weaver Youth Pavilion for one year. Mr. Hallett raised the question why Greenwood. He commented that we have 800-900 kids between Carmel and Fishers playing youth hockey on the north side; there are 220 here on the south side; we have four high school programs up on the north side; we have one on the south side. He added there are four universities with hockey programs on the north side; there are zero on the south side. He contended it didn't take him very long to realize that there is no magic line in Indianapolis where people stop playing hockey; it is just shortage of facilities down here. Mr. Hallett said between Carmel, Westfield, Fishers and the single pad at Pop Weave Youth Pavilion you have six sheet of ice on the north side; on the south side, you have one operated by the City of Indianapolis in Perry Park. He suggested it is an old arena, it is tired and in need of renovation, and even without this renovation a single sheet of ice does not service these 220 kids who are practicing with two, three teams on the ice at the same time, where it should be one sheet of ice. He said they are also competing for that space against figure skaters and with curling. Mr. Hallett referenced an article published in the Wall Street Journal a few years back that said youth hockey is the only sport that is not in decline in this nation. He said he believes not only is hockey on the incline, not only is youth hockey ... yes, hockey has a lot smaller base to start with than football or basketball

but the point is, it is a sport that is growing and we have been severely under performing in Indianapolis for an MSA 1.5 million people. He added what has exasperated that is a shortage of ice facilities so given their experience in the Fuel Tank in Fishers and given the fact that Carmel is fully booked, the experience at Pop Weaver and based on what's going on right now at Perry Ice Rink, there is a need for these facilities here in Greenwood. Mr. Hallett asserted you have 250,000 people within a ten-mile radius; the demographics are there and are very comparable to the north side. He included at the end of the day there is a guaranteed need for a two-sheet facility, the reason they are opting to go with a four-sheet facility is he is looking a little bit ahead to the future. He contended there is a need for two sheets, do we build two-sheets for \$13-14 million dollars, these very expensive facilities and later, five years down the road; build another facility in a neighboring community for another \$13-14 million. He deliberated or do I go with my gut and say let us build one facility right now for \$18-20 million dollars that we can grow into. Mr. Hallett pointed out the need for an indoor soccer field or an indoor lacrosse field we are hedging our bet there, and we think that the facility may have maximum use out of the gate just with those. Mr. Hallett summed up his remarks with three priorities. He reasoned he would not sit before council and try to operate under the guise of a non-profit, because that is not it at all. His first priority is he doesn't want to lose money and doesn't think anyone should lose money. He said the city doesn't want to lose money nor should individual investors lose money; so that is his first priority to his family and to his father. Mr. Hallett said his second priority is to serve the community. He thinks this is a facility that is needed down here, to expand the brand and continue to allow us to do good things here in the Greater Indianapolis area and after meeting with the city team over the last couple of months; it is a great thing for the City of Greenwood. Mr. Hallett shared his third priority is to make a profit, but he is willing to let that come last. He believes if you take care of the down side then the upside will take care of itself. Mr. Hallett attested we need [inaudible] profits to continue building these facilities and continue doing good things in the community, but really, that is last on the list. Mr. Hallett feels the deal we have made, and the location chosen with the city team takes care of number one. He feels we are taking care of number two and if you take care of number one and number two then number three will come naturally. Mr. Hallett thanked council for their time.

Mr. Campbell opened up the floor for audience requests mentioning a ten-minute time limit for those for and ten-minutes for those against, suggested for the audience to be equitable limit each speaker to two minutes to allow for five speakers.

Heather Garrett stated she lives in Brighton Estates, which is directly connected to Freedom Park. She specified she is not against the iceplex, but she is against the location. Ms. Garrett said she agrees with some of the concerns that have been brought up already in regards to traffic, but along with that, she would like to discuss risk. She said it seems the city has yet to address the risk involved in allow a for-profit business to operate on city owned land and not just city land but public park land. She said typically business owners assume full-risk, and it appears the city is now going to have a large hand in this risk. Ms. Garrett stated this is prime desirable public parkland that is now in jeopardy; we are missing some details in this plan such as clawbacks, the city has not presented anything in that. She also inquired as to what happens if it fails, will they get facility and take that over, if there is debt involved is the mortgage company taking that. She asked what does that look like for the city. Ms. Garrett brought up Mr. Hallett did mention that it will be a mix of debt and equity, but we want to know what that percentage looks like so we know what we are actually getting into, since we do have a hand in this. Ms. Garrett said the city is subsidizing operating expenses, but she failed to see that from the presentation, it appears that we are responsible for a portion of parking, and the road and parking maintenance. She asked what that portion is. Ms. Garrett noted that it appears there are some permits that will be waived during this process. Ms. Garrett said along with the risk of it failing there is a risk of it being successful; we will have more traffic and more parking shortage. She asked who is responsible for that and how will we accommodate that if it is overly successful with more than 800,000 visitors per year. Ms. Garrett stated she has done some comparable research; there are not very many four-rink ice rinks around. Mr. Campbell shared Ms. Garrett has spoken two minutes already. There was some discussion and Ms. Garrett continued. She said currently the one facility that was able to speak to her shared they have four million visitors annually, which is way over the 800,000 projection. Ms. Garrett said based on their study they are generating a



large amount of money for the city, however, the location is much different than the location at Freedom Park. She described the location of the facility that is off the interstate, close to nearby hotels, shopping, restaurants, that is where the money is generated. She stated during these tournaments, about 34 per year, an average of fifty teams per tournament, an average two to three nights stay; this brings tourism and please keep in mind that Freedom Park is not a national tourism site. Ms. Garrett said the man also shared that the building cost \$18 million in 1998; he bought it for just \$5 million, going through several acquisitions before that. She said about 85% of new ice rinks fail without public support. She said there is high debt service and plan models contribute to the success and have not been supplied by the city nor by the Halletts. She shared the iceplex has 400 plus parking spots at his facility but then he has access to 1,200 spaces available at a local community college to accommodate for these large tournaments coming in over the weekend that is based on seating capacity. She asked what the seating capacity of this facility is, what is going to be the required number of parking spots this facility needs in addition to Freedom Springs, where is the overflow plan. Ms. Garrett asked when the busses of children come in for hockey, where are they going, how are they parking. She resumed most of these successes are appearing to happen on the east coast; we don't have any hard numbers of what is going to happen locally, is this going to take off. Ms. Garrett said it was mentioned that we have not had pro hockey here, we have had six Indianapolis hockey teams that have ceased operations since the 1930's. She shared the Indy Fuel attendance for the 16-17 season... Mr. Campbell indicated her five minutes has expired. In closing Ms. Garrett stated as this is before council, and per this resolution, the council must find this park land to be considered undesirable to the quality per the tax abatement; if the council actually approves this, you are not only making the land undesirable, you are making the residential homes surrounding the park less desirable as well.

Vince Matthews addressed council sharing he has lived in Brighton Estates for three weeks now and hopes to live there for many more years [attached]. Mr. Matthews indicated he moved out of the Center Grove area to this subdivision to be right next to Freedom Park, to take advantage of the park. He said they were surprised to hear, shortly after they moved in to hear of an iceplex potentially attracting hundreds of thousands of people that would be built at this park. He would like to emphasize that the residents of Brighton Estates are not opposed to the iceplex. He said they are glad to see the kids here and that they are excited, they would like to see them have a facility that being said they are not sure that Freedom Park is the best location for the facility for several reasons. Mr. Matthews said the proposed development is not in alignment with the City of Greenwood 2007-2027 Comprehensive Plan, published in 2007. He indicated it stated in the Plan *Greenwood's Comprehensive Plan, is intended as a working document to be used by elected and appointed officials to make decisions about future growth and development of land within the jurisdiction of Greenwood Advisory Plan Commission.* Mr. Matthews reported it designates an entertainment area, which is located at the southeast quadrant of I-65 and County Line Road interchange. He said in this plan it states that *the most desirable use for this area are tourism, retail, attractions and related services and amenities. The area is anticipated to attract large number of visitors who stay overnight at an extended period of time.* Mr. Matthews said this is the area where we believe this type of development was intended to be located not within a city park. Mr. Campbell said he has spoken a little over two minutes. Mr. Matthews continued not only is placing an iceplex within a city park a deviation from the City of Greenwood Comprehensive Plan but the proposed Resolution 17-04 to designate the area where the iceplex is to be built as an economic revitalization area, and economic development target area. He continued saying it does not meet the intent or burden of proof required by Indiana Code Title 6, Article 1.1, Chapter 12.1 states *a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities: (5) Skating facility (including roller skating, skateboarding, or ice skating).* Mr. Matthews reiterated an ice rink facility is specifically mentioned. He said in recognizing this limitation the request must have subsequently been made to designate the area as an economic development target area. He said in this case the Economic Development Commission may designate the area where the iceplex is to be built as an Economic Development Target Area, only if it has been designated as a registered historic district, which it is not, or listed on the national register of historic places, which it is not, or an Indiana Historic Site, which it is not. He continued sharing it would have to indicate that it has become undesirable or impossible

for normal development and occupancy for lack of development cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors that have impaired values and prevent normal development of property or use of property. Mr. Matthews stated he doesn't know how the area designated to build the iceplex, which has the lighted tennis courts, basketball courts and children's play area, or any other part of Freedom Park, could possibly be considered to meet these criteria. He asked if Freedom Park is considered an asset by the City of Greenwood and not undesirable. Mr. Matthews respectfully asked council to reconsider the location of the proposed iceplex to a more appropriate location such as the entertainment area in compliance with the City of Greenwood Comprehensive Plan. Mr. Campbell indicated his ten minutes was up and stated there are other opportunities for everyone to speak if they wish. He also shared he is accessible through email any comments they have and make certain to present to everyone, and there are other opportunities to express their opinion on this issue. He wanted to make sure everyone is heard, but they are limited on time.

Wendy Pottgen resident in Fair Oaks subdivision and is with the South Indy Sharks. Ms. Pottgen shared she is a hockey mom and appreciates the opportunity to speak on behalf of their organization tonight. She said this is about community for us and appreciates those who have spoken out about this community; she said it is important to all of us. Ms. Pottgen said she appreciates the support they show for the kids; she appreciates what has been brought up, we as an overall community is dealing with this when we think about the expansion of 69. She said some of use will be very impacted by that and she wants everyone to know she understands what they are talking about. She countered she also knows that this is part of progress and part of growth for the south side. Ms. Pottgen most importantly wished to share that this did not just come up a year ago, this started a few years ago, as a few people asked how we could provide our kids more time on the ice. She indicated it was not about making better teams, that is an outcropping and an outcome of it, but it is about providing more opportunities for our kids. She said we started talking about how we could raise \$300,000 to build a half sheet of ice somewhere in a pole barn that our kids could just get more skating time. Ms. Pottgen indicated, as with any project you don't want to look at how it just benefits you that is the immediate need. She said instead we looked at who else could benefit from this. Ms. Pottgen said they did their research and cited girls hockey is one of the best growing areas for young women when it comes to athletics, and is a great opportunity for college scholarships and hockey for disabled kids and adults is important. She pointed out it became about much more than how can we get more ice time, it became much bigger than that we lovingly called the project as the *Rink of Dreams*. Ms. Pottgen said luckily for us Mr. Hallett and his family also agreed and they are very appreciative of that as he mentioned he would be joining the Junior Fuel. She pointed out their goals are aligned and they are very thankful for that. Ms. Pottgen said what started as a half sheet is turning out as something greater than that, it is more than just an ice rink, it is a fitness facility, it is a place for families to gather, it's a place for people to come and experience our community and what we have to offer in our community. She added it is an opportunity to expand the Main Street feel beyond Main Street and we are looking very forward to that. Ms. Pottgen shared there was some research about facilities and encourages them to look at Webster Groves, Missouri; a water park, a skating rink and a park right in the middle of a neighborhood. She indicated it is a great facility, they enjoy visiting it in the middle of the summer the hockey brothers and sisters love it because they have somewhere to go, the water park. Ms. Pottgen said she visited a rink this winter, in Point Edward, Ontario, Canada built right in the middle of a neighborhood, surrounded by houses. She said that their community, that is the way they welcome people into their community; those residents will go and watch games, not because they have kids playing there but because that is there community and they want to welcome people; she said she knows we can do that there, we already do that with this park. Ms. Pottgen said she is looking forward to the opportunity to expand that. She said it is important to talk about resources; this is an expansion of resources that have already been built and enjoyed by our family members. Ms. Pottgen said Freedom Springs is enjoyed a few months out of the year; this is an opportunity to enjoy Freedom Park on a twelve-month basis, for our kids provide opportunities. She said if you ask any one of these kids, she guarantees you they would tell you they feel most at home on the rink; it is not just a place you go and leave, you spend time there. Ms. Pottgen said she is really looking forward to that investment in Greenwood's future and the future for our kids.



Charlie Pottgen addressed council sharing that this hockey rink would help because they would be able to play year round. Mr. Pottgen said they do a tournament during the summer and they do not have ice to practice on but have to drive to Columbus to practice. He said this would help them because Perry Park has problems and when it has problems, it is hard to have a place to play. Mr. Pottgen said this new facility would help because it wouldn't break down as much. He said it would help to have more places to practice because they only have one pad; there are two teams practicing at once because we do not have enough ice time. Mr. Pottgen thanked council.

Jeff Fanter addressed council. Mr. Fanter said his son Brady would be with him right now but as Charlie said, he has to drive to Columbus tonight to practice hockey because we do not have ice in our community. Mr. Fanter said he respects the concerns of traffic; his home does not bump up to where the rink will be, but his house bumps up against the [South Central] Soccer Academy, the [Center Grove Bantam] Football Complex, and [Center Grove High] school. He remarked that it makes such a community difference to see the gathering of people in our community, in our town, in our neighborhood, not off an exit on 65 but right when he leaves his house. Mr. Fanter confirmed there are traffic issues, absolutely, and he understands the concerns but to see that and to hear the PA system announcing football games, he cannot trade that. He indicated it brings up the value in our community, when we have those things close to our community a safe place for his kids to go play soccer, he can drop them off at practice, just like this rink will be a safe place we can drop off people. Mr. Fanter said we do not have a lot of options in our communities today. He said obviously you know there is plenty of problems where kids can go to exercise to have fun, in safe places. Mr. Fanter said to have this right in your neighborhood; he wouldn't trade it for the world where he lives right now, he understands the neighborhood concerns about the traffic and respects that but feels it is rewarding when his kids can see that in his community. He shared with all these people in one place, every day during soccer season, football season to see that and to hear that wouldn't trade it for the world.

Rob Cooper addressed council and thanked Councilwoman Gibson for her continued representation. Mr. Cooper also thanked Mr. Hallett adding that he moved into the Greenwood area in November of 2015 wanting to move here because of the draw to start a family. He reasoned the community is wonderful; the infrastructure we are putting in is wonderful; the things we are doing here with the Ms. Curl expansion and the nature trail, the iceplex. He said these are the things that drive individuals like him into this community, but one thing that hasn't been said and he would like to address to the entire audience and to remind the council that six acres right now is no building any tax roll whatsoever. Mr. Cooper said in five years after this thing is installed, what we will be getting, \$100,000, \$125,000, to \$150,000 per year. He said think on any given day, any individual how long it is going to take for you to put that into the tax roll that this iceplex is going to be able to do. Mr. Cooper said on top of that fifteen percent of their taxes that we are going to get from this five years after the abatement, will go directly into our schools. Mr. Cooper said he is pulling the kid card; think about our children, he is certainly thinking about his 22 month old.

Mr. Campbell thanked the audience for coming this evening, and stated that council is always appreciative of public input even if we are not always in agreement.

Sanford Pederson addressed council rejecting to the increased traffic, noise, and crime. Mr. Pederson said serving alcohol in a residential neighborhood would undoubtedly lead to greater drunk driving through our neighborhoods. He stated he has already see an increase in non-residents speeding through his neighborhood. Mr. Pederson said he is very much in favor of the iceplex, but not in his back yard. He would like to ask if Mr. Hallett will compensate all of us if we become underwater on our homes nearby due to the negative impact of his business. Mr. Pederson thanked council.

Mr. Campbell thanked the audience again and offered his email address, which can be found on Greenwood's website, as another means of communication.

Bruce Donaldson, a partner with Barnes & Thornburg LLP, provided council with an overview of Tax Increment Finance in Indiana [attached].

Claude Tate addressed council concerning the ordinances the council has already passed concerning parking of trailers. Mr. Tate stated in 2015 he was cited for having a trailers parked on grass along the side of his yard, he indicated he would have been happy to move it to his back yard but hey told him he couldn't have it anywhere in his yard. Mr. Tate said in other parts of the same ordinance you draw a line from the front of your house is your limit, your activity, concerned with what I could have. Mr. Tate said he considers this as a huge threat to his property rights you have now given yourself the authority to go into his back yard and tell him what he can and can't have. He said when he come and asked the city council what the issue is and why they care about his trailer parked on his yard, they told him that he might let grass grow up around his trailer. He said his reaction at that time was when did you start forcing consequences on people for what they might do. Mr. Tate said he drives a car, he might run a stop sign, are you going to start sending me a bill once a month because he might run a stop sign. Mr. Tate stated he finds it unacceptable. Mr. Tate also discussed the nuisance ordinance that was passed; he does not know why council felt they needed a new nuisance law. He said he finds it objectionable in various disturbing several points of that. He said number 3 is offensive to the senses; that gives the city council huge latitude in deciding what anybody can have in their yard or their premises depending on who considers it a nuisance. Mr. Tate quoted Antonin Scalia said, "*A good hard hitting dissent keeps us honest.*" He continued you have heard, and some of you believe, what is done by someone in power is right. He quoted Carly Fiorina "*Power concentrated is the power to abuse.*" Mr. Tate said he has observed by sad experience that is this position of almost all men, that as soon as they get a little authority as they suppose, they begin to exercise unrighteous dominion. He said this happens when a person of power forces his or her ideas of how one should live, and they force it upon others; there are good ways to govern and not so good ways to govern. Mr. Tate said it is far better to teach what you think is a better way and allow people to choose for themselves if they want to change. He said if it is a better most people would choose to change. He stated the not so good way tis to use force of law to impose your will on those that you govern especially if you do not have a sound and just reason. He admitted it is easier to force but he has found that the hard thing to do is almost always the right thing to do. Mr. Tate said you have heard the *Price of liberty is eternal vigilance* and asked why is this. He said our founding fathers knew charity they lived under the oppressing power of those who could take, with authority, those fundamental freedoms that make life prosperous, secure, and worthwhile. He shared Karl Marx, "*The theory of Communism may be summed up in one sentence: Abolish all private property.*" He quoted Louis D. Brandeis, "*The greatest dangers to liberty lurk in the insidious encroachment by men of zeal, well-meaning but without understanding.*" Mr. Tate said the constitution was written to protect the people from men of zeal who would get control of government; they knew that in the absence of written protection the men controlling these governments will slowly and certainly take away all freedoms and make the people subservient to the whims of those in power. Mr. Tate said this will not happen all at once but as some freedoms that aren't utilized by all are taken by almost unnoticed ordinances governments of men will take freedoms that have been common practice for centuries and make them illegal. He compare today's attitude with this quote from William Blackstone, "*So great moreover is the regard of the law for private property, that it will not authorize the least violation of it; no, not even for the general good of the whole community.*" Mr. Tate pointed out what a big difference in attitude we have today about people's property rights. He said many residents who he has spoken with have said that if you can't use your property as historically practiced you don't really own it, if you cannot own property, then you cannot have liberty. He said the ordinances that take away your right to use that property are threats to liberty. Mr. Tate thanked council.

Steve Pappas addressed council [attached]. Mr. Pappas said as a member of the OLG Parrish Council he has been asked to speak up on behalf of their church in regards to Resolution 17-05, as we believe this resolution will affect our church, our community and our neighbors. He said Our Lady of Greenwood Catholic Church is an asset to Greenwood and is a good neighbor that continues to enhance quality of life factors that benefit Greenwood now and into the future. Mr. Pappas offered the following points for council's consideration; out of all the schools in Johnson County, Our Lady of Greenwood

is the only one that the United States President has designated a Blue Ribbon School. He indicated this has directly benefited our school enrollment and church membership. Mr. Pappas also believes this has indirectly benefited the Greenwood Community when business executives and their families relocate to live in a new community. He said OLG and the thousands of parishioners host a variety of events each year, all year long. He said these events draw crowds of people from as far away as Westfield and as far south as Jeffersonville, Indiana. Mr. Pappas shared that OLG's Food Pantry is open to anyone; they have fed over 11,000 people in the Greenwood area and community last year. He said for over fifty years, OLG has been a good neighbor to the Greenwood Schools, the city and to Craig Park. He said during middle school events, parades and other activities such as WAMM Fest, summer concerts, little league baseball and football, OLG has allowed the public to use their parking lots at no cost. Mr. Pappas stated they have had to cancel weddings during WAMM Fest and Freedom Fest because of the crowds. Mr. Pappas said the liability of the OLG parish is good for the neighborhood and all of Greenwood. He said on behalf of the Parish, they would request the council amend Resolution 17-05 to require the RDC to enter into a parking agreement with OLG, which would allow the OLG to utilize 200 parking spaces at the current middle school site during the weekly mass schedules as follows: each Saturday from 5:30 pm to 7:00 pm; on Sunday several masses beginning at 8:00 am ending at 2:30 pm. He indicated the parking lot is not full during that entire period as we have parishioners coming and going at the beginning of the masses. Mr. Pappas thanked council.

#### **IV. Reports**

##### **A. Corporation Counsel**

Ms. Taggart stated council should have received a copy of her report.

##### **B. Controller**

None.

##### **C. Committee & Board Reports**

Mr. Campbell stated council should have received a copy of the activities of the RDC. He stated they did approve three grow projects to help businesses in the greater downtown Greenwood.

Mr. Landon requested letting Andrea from the Social come in to share what they have done in the first quarter if there would be time at the next meeting. Mr. Campbell said they could put her on the Agenda.

Mr. Lekse shared on the Planning Commission we found 17-05 and 17-06 to comply with the Comprehensive Plan.

#### **V. Ordinances and Resolutions**

##### **A. Notice of Intent to Consider**

[ORDINANCE NO. 17-16](#) AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY REFERENCE IN ZONING ORDINANCE NO. 82-1 (Proposed Rezoning of Approximately 1.19 Acres Located at 1 E Main Street, 21 E. Main Street, and 259 S. Meridian Street)  
(Sponsored by Hopper)

Mr. Corey mentioned there should be some commitments on this ordinance; he has received a preview of the site plan and some elevations. He continued saying until the commitments can be finalized, it was his understanding the council has 90 days from the date it was passed by the Planning Commission to either approve or not; if we do nothing

it will automatically be approved. He said he will have those commitments hopefully by the next meeting, but believes it would be best now to table. Motion to table made by Mr. Corey. Seconded by Mr. Hopper. **Voice Vote: Ayes. (9-0) Motion Carries.**

### **B. First Reading**

None.

### **C. Second Reading**

[ORDINANCE NO. 17-06](#) AN ORDINANCE PROVIDING FOR AN ADDITIONAL APPROPRIATION FROM THE MOTOR VEHICLE HIGHWAY FUND TO BUDGET CLASSIFICATION 445 IN THE MOTOR VEHICLE HIGHWAY BUDGET (\$400,000)

*(Sponsored by Hill)*

#### **Scheduled for a Public Hearing**

Motion for the second reading of Ordinance No. 17-06 moved by Mr. Bates. Seconded by Mr. Lekse.

Mr. Campbell opened the public hearing, but no one spoke and it was closed.

Mr. Campbell requested roll call on second reading of Ordinance No. 17-06. **Vote: Ayes: Bates, Campbell, Corey, Gibson, Hill, Hopper, Lekse, and Armstrong. Nay: Landon. (8-1) Motion carries.**

[ORDINANCE NO. 17-11](#) AN ORDINANCE TRANSFERRING FUNDS FROM CERTAIN RARELY USED FUNDS THAT ARE CLOSELY RELATED TO ACTIVE FUNDS

*(Sponsored by Gibson)*

Motion for the second reading of Ordinance No. 17-11 moved by Ms. Gibson. Seconded by Mr. Bates. **Vote: Ayes. (9-0) Motion carries.**

[ORDINANCE NO. 17-12](#) AN ORDINANCE TO CLOSE CERTAIN RARELY USED FUNDS – FUND 024, FUND 031, FUND 048, FUND 088, AND FUND 071 AND AMENDING FUND 026

*(Sponsored by Gibson)*

Motion for the second reading of Ordinance No. 17-12 moved by Ms. Gibson. Seconded by Mr. Lekse. **Vote: Ayes. (9-0) Motion carries.**

[ORDINANCE NO. 17-14](#) AN ORDINANCE TO ESTABLISH AN AIRPORT RESTRICTIVE DONATION FUND

*(Sponsored by Gibson)*

Motion for the second reading of Ordinance No. 17-14 moved by Ms. Gibson. Seconded by Mr. Lekse. **Vote: Ayes. (9-0) Motion carries.**

[ORDINANCE NO. 17-15](#) AN ORDINANCE TRANSFERRING FUNDS FROM RESTRICTIVE DONATION FUND 028 TO NEWLY CREATED AVIATION RESTRICTIVE DONATION FUND

*(Sponsored by Gibson)*

Motion for the second reading of Ordinance No. 17-15 moved by Ms. Gibson. Seconded by Mr. Bates. **Vote: Ayes. (9-0) Motion carries.**

**VI. New Business - Introduction of New Ordinances and Resolutions**

[RESOLUTION NO. 17-04](#) A RESOLUTION DECLARING CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND ECONOMIC DEVELOPMENT TARGET AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (Indiana Ice Arenas, LLC)  
*(Sponsored by Gibson, Campbell, and Hill)*

[RESOLUTION NO. 17-05](#) A RESOLUTION APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2017-05 AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE GREENWOOD ECONOMIC DEVELOPMENT PLAN AND APPROVING THE ORDER OF THE GREENWOOD ADVISORY PLAN COMMISSION  
*(Sponsored by Hill)*

Mr. Steinmetz addressed council disclosing this is a resolution amending the Economic Development Plan for the RDC and the city, focusing primarily on Old Towne. Mr. Steinmetz stated the Mayor has met with several council members and presented this in an open house. Mr. Steinmetz discussed the improved streetscapes, the middle school redevelopment, market plaza, redevelopment of Old City Park as well as the City Center. He said this allows us to recreate commercial center at the city center site that has not existed since the buildings were demolished in the sixties or seventies. Mr. Steinmetz shared as this has been discussed at public meetings he wishes to open it up for questions. He introduced Kevin Osburn, Managing Principal at Rundell Ernstberger Associates (REA), who has been involved in many projects throughout the state, including Indianapolis's Cultural Trail, Tarkington Park, and currently working on Switchyard Park in Bloomington. Mr. Armstrong asked about specific project timelines. Mr. Steinmetz shared the first of which is the connection road between Market Plaza and Surina Way; which was authorized by the RDC at the last meeting [inaudible] to design, Rundell Ernstberger and Crossroads Engineers who have done work for the city on other projects, will be designing that. He added pending Redevelopment approval; we hope to move forward with the construction on that road relatively quickly after a design is complete. Mr. Steinmetz mentioned Old City Park, which is a completely city-occupied territory, currently forming a team to redevelop this park and will require a variety of outside consultation as a key part sewer relining, extensive storm water issues there. He indicated there is huge design opportunities for public gatherings, a more serene place connecting the two spaces. He indicated they hope to bring a design proposal to that to the RDC in the next few months, but again what is slowing that down is the fact that storm water, sanitation, parks, and the RDC will all have to work together to create a solution that meets all the various needs. Mr. Hopper asked what the Army Corps of Engineers major objection to rerouting the creek. Ms. Taggart stated they did not want to change the flood plain they will still be able to do somethings at the end of it within its current path but in order to change it they were not willing to. Mr. Armstrong asked about the current location of the middle school and the timing as he understood, they will be using the school until the end of this school year, and then as they move over to the new school we will use that property to relocate the Police Station, Clerks Office... Mr. Steinmetz answered the children will finish out the school year; they have time to auction off the school related personal property or transport that property to the new location. He said we hope, during 2018, relocate the Police, Court and Probation on the east side of the building while remodeling of their current space. Mr. Campbell asked for the presentation to council on the plans for the Court, Police building. Mr. Steinmetz said they do not have that now, it is in the very beginning stages and when they get to a point where they have some plans they will share it with council. Mr. Campbell indicated that it sounds like they are not going to be moving in and out of there any time very soon, within a year. Mr. Steinmetz indicated that was correct. Ms. Taggart said the design will start this year there is a bond rolling off that we would be coming back to council this summer, there will be more details on that project. Mr. Lekse related to the traffic and iceplex but have we heard commitments from the school saying that they will be out of this middle school site after the end of this year and they will move to the new middle school for 2017-18. Ms. Taggart stated, currently

they are on schedule to do that and that is the plan. She said per the contract they are not required to do that, barring any unforeseen construction delays, they hope and plan to start the 2017-18 school year in the new building; that obviously is in hopes that good weather continues and construction continues to go as planned, they are ahead of schedule right now. Mr. Armstrong resumed the reason he asked about the relocation of that building to verify, we are not tearing down the middle school for at least two or three years. Mr. Steinmetz replied that is the current plan yes; we will most likely, unless something dramatically changes we don't have current plans to tear down the middle school until at least the back half of 2018 and into 2019. Mr. Armstrong continued, is there a reason why we cannot, as a good neighbor to the Our Lady of Greenwood community make it to where until the demolition of that building occurs, allow them to use the parking as they have for many years. Ms. Taggart said we would need to discuss that but she would think, they do not have plans to alter that facility until late 2018 into 2019; the discussion thus far with OLG is that we are going to work with them on the parking situation and that can certainly be part of that discussion. Mr. Steinmetz stated another stakeholder that could be affected by parking is the Greenwood Library. Mr. Campbell said it was mentioned that the first project is going to be the extension what are we calling that extension. Mr. Steinmetz stated it has not been decided at this point and time. Mr. Campbell joked at the RDC we called it the Adam Stone Parkway. Mr. Campbell asked about the intersection. Mr. Osburn indicated the intersection at Market Plaza and Surina Way extension is planned to be signaled but initially will be a four way stop intersection; the roundabout option can be discussed but the rationale behind that they wish to make sure they have a very walkable connection from this future development of the middle school site into the future city center area. He indicated they are trying to make sure all the streets are traffic-calmed roadways with walkable connectivity. Mr. Osburn said one of the challenges with roundabouts is the traffic does not stop through a roundabout which makes it difficult for pedestrians to cross whereas either a four-way stop or signaling an intersection does provide the necessary yield or gaps in traffic for pedestrians to cross. He added that is the current thinking behind the signalized intersection. Ms. Taggart asked Mr. Osburn to speak to the increased cost of a roundabout and the need to condemn property. Mr. Osburn said the roundabout itself is a larger footprint than a traditional intersection, which means you have to go outside the public right-of-way; currently everything we are showing is in the public right-of-way. Mr. Osburn said when you go outside the public right-of-way to put that larger footprint in there is land acquisition costs involved, it does begin to significantly increase the cost of the intersection verses a traditional intersection. He shared the challenges with the site is a lot of topography at that intersection, not only would you be acquiring property outside of the public right of way but you would be building retaining walls and other infrastructure to deal with the grade situation. Ms. Taggart mentioned the utility relocation issue. Mr. Osburn said there is a significant utility relocation that occurs on the east side of that intersection. Mr. Corey asked if part of the objection to a roundabout is cost; how much are we spending to re-brick Madison Ave. Mr. Steinmetz replied we do not have that particular element, but there is more than just cost. He added we have worked with both property owners on either side of Market Plaza that would be affected by this and neither want to seed any land to the city without considerable compensation or both have state the idea to not leave any land to the city. Mr. Steinmetz said there is also one of the most complicated utility parcels that have a sub transmission line, which will have to be reconfigured if a roundabout goes here. He shared when Duke told the city to even think about moving them, they were quickly into the seven digits; which does not account for the other utility easement behind the library that Duke has also protected. He said there is water, sewer, storm water, AT&T... he said the general theory with Madison Avenue, is there is every utility company, past, present and maybe even future that has a line underneath it or directly to it. Mr. Steinmetz indicated there are a lot of challenges there; cost is one of them, but there is also a real planning to this. He said in this particular element, because of a roundabout to the south, when meeting with REA who has consulted on many of Carmel's famous roundabouts and also consulted on the Cultural Trail, the most effective pedestrian trail in the state and has [inaudible] in over a billion dollars in assessed value, in urban settings we didn't feel it was appropriate to come off of 31 hit the roundabout and continue unabated all the way to the Main Street light. He added we hope there will be new pedestrians there and did not want to encourage traffic acceleration instead encourage traffic calming. Mr. Steinmetz said the traffic study they had done also indicated that a four way stop was appropriate, and that signalization could then happen



if traffic increased in the future. Mr. Steinmetz declared roundabouts are good but perhaps just not the best in every dense area plan. Mr. Osburn added they do not recommend roundabouts in heavily, walkable urban environments, which is what we hope this area will be if the plan comes to fruition. Mr. Armstrong declared the one concern he has is that is in direct conflict with what was said about the roundabout on Worthsville Road and Sheek Road. He said the comment was made that it would be very easy to walk to the school, he indicated he does not know who made that comment but he remembers that was the justification for the roundabout there, they said it was easier to walk the roundabout and you are saying exactly the opposite thing. Mr. Hopper said most of the studies have shown that they are easier to walk; there are about thirty points of conflict at a four way stop as opposed to eight at a roundabout. He continued, you look one way, you look left, as opposed to a four way stop you got to look every which way to see if who is coming. Mr. Campbell said when we were talking about putting the roundabout at Main and Averitt that was one of the selling points was that it was more pedestrian friendly. Mr. Osburn said he was not involved in that. Mr. Campbell remarked they are not saying he said it; it was just what was used to sell it to the public. Mr. Osburn replied he is certainly not saying that roundabouts can't be pedestrian friendly and aren't pedestrian friendly, but what he is saying is using them in a more highly urbanized setting where you tend to have a much higher amount of pedestrians using those roundabouts almost equivalent to what you have in terms of cars using the intersection. He said they are really not encouraged, as much data out there to support the opinion and research that roundabouts in highly populated urban areas are probably not the best thing to use; particularly roundabouts where traffic does not stop. Mr. Osburn said pedestrians are then forced to find gaps in traffic to cross rather than having a signal or a stop condition to cross. Mr. Lekse said, along these lines, and for the benefit of the public, he addressed Mr. Steinmetz. He asked in regards to this ordinance is a request that the city council approve the RDC's Supplement to the Eastside Economic Development Plan; we see these pictures and discuss roundabouts or not a roundabout but truth be told what we are really voting on is the verbiage in the RDC's Supplement to the Eastside Economic Development Plan. Mr. Steinmetz said that is exactly correct. Mr. Lekse continued and asked where does this roundabout four-way stop fall on this plan that I am looking at. Mr. Steinmetz said it is about the verbiage, the Eastside Supplement we propose does include a Market Plaza-Surina connector road. Mr. Lekse asked what page and what is the dollar amount on that. Mr. Steinmetz said \$2.6 million in it... Mr. Lekse clarified when we talk about roundabout vs. no roundabout, that is called under this plan, the Market Plaza-Surina Way connector road; if we approve it that is \$2.6 million dollars for the following... Mr. Steinmetz said he would not view that as a correct characterization, if you approve this you are looking at expanding eligible projects that the RDC could embark upon after they design and move and move into them. Mr. Lekse asked if they are subject to further approval or reviewed by this body. Mr. Steinmetz replied [inaudible] then yes. Mr. Lekse said we are talking about this roundabout verses non-roundabout, just so the public knows, the big plan we would be voting on is \$2.6 million is the following: construction of connector roads from Market Plaza to Surina Way across acquired Middle School property to ease traffic congestion and replace Machledt Drive period, end of \$2.6 million dollar plan. Ms. Taggart said she would also say that \$2.6 million is an estimate; you are not approving any sort of... Mr. Lekse said we can spend a lot of time bickering about the details but nothing that you show us on this screen [inaudible]. Mr. Corey asked how much of this is going to be bonded, how much of this is going to be cash by the RDC. Mr. Steinmetz stated that will depend upon a variety of factors. Mr. Corey asked if he could have that by the next meeting. Mr. Steinmetz remarked he doesn't know if there is a single answer to that question; it would depend upon the staging of the development, the financial performance of... Mr. Corey asked for the best-case scenarios, not now but... Mr. Steinmetz stated they will work on it to give you scenarios that show how cash and bonds and specific years could be issued to meet these goals, they can do that but he can't do one plan. Mr. Lekse said, along these lines, just in case somebody from the public grabbed the agenda, went to the trouble to print the ordinance that we will vote on but ran out of time to track down the RDC Resolution that we are going to be approving, we have three pages here approving the \$30 million worth of spending and they all have descriptions as specific as one sentence of or maybe a couple sentences. He continued for all of the pictures and hopes and back and forth really, what we are voting for is for the RDC to spend approximately \$2.6 million on a new cross street. MR. Steinmetz countered you are spelling out specifically that Surina Way could be a project, in this case



we are contemplating on very good information that it will cost about that. He continued saying it is allowing the RDC to implement strategic plans for the middle school, old city park, and the north part of city center development with a combination of that medley over the next five to ten years. Mr. Lekse said part of the reason he asks these questions, because he hears citizens come up with very specific concerns about saving the Library parking lot or the future of OLG's parking arrangement with the Middle School and he hears and sees all the things we can do and in the meantime city council please vote for this thirty million dollar plan. He continued he will be seeking some very specific amendments to this plan and conditions and he will say he will support this plan if these specific effected citizens concerns are specifically addressed. He said when we have these ideas about helping the library, he appreciates the fact that you people are already thinking about that but between now and the next meeting he would like to know exactly what the proposal is for helping the Library or for helping OLG so we can make those conditions through our approval. Mr. Steinmetz said he thinks that we can detail some of the conversations we have had and as far as specific amendments that Mr. Lekse is considering, they will do their best to provide explanations on the current plan, or try to find a solution. Ms. Gibson asked what the current agreement on parking with Our Lady. Mr. Steinmetz stated there is none to the best of his knowledge. Ms. Gibson asked what is the latest agreement that we have had with them over these years. Mr. Steinmetz stated there is none. Ms. Taggart offered it is a formal agreement, we have always had an informal... people have parked in their lots during city events, people have parked in Craig park during their events, and she said she does not believe there is a formal... Ms. Gibson said it has just formed over the years. Ms. Taggart said it has been one of mutual cooperation, not written down so to speak, but everyone has just worked together for the good of the law. Mr. Armstrong mentioned the agreement would have been between the school board and OLG, not between the city and OLG. Ms. Taggart said that is correct but Craig Park and OLG have gone back and forth, there is not agreement there or with the school, it has been everyone just works together. Mr. Landon said he would like to have some more information about roundabouts, he started thinking about the \$11 million parking, he was originally told it was to repurpose the lot. He said we know what our risk is \$30-42 million in total, but we don't know what our reward is. Mr. Landon said no one is saying we are building all of these things, retail space, but what should the citizens expect out of this. He asked if this is a rich plan or is this another hey isn't it nice why don't you buy it. He would like to see somebody sit down, he knows on some of these things, the Madison Avenue thing, is a hey ain't it pretty why don't you buy it, so you are not going to be able to put numbers to that. He added but certainly there is a business model here with the section you are renovating which includes retail, office space, condos and so many people are going to be moving downtown, so much money moving into this area, he would like some quantitative data not just qualitative. Ms. Taggart replied they have done some of that, Mr. Osburn has done if this develops like this what the assessed values would be she said she would provide that to council. Mr. Landon also said he would like to see a return of investment, just like this was a business and you are going to somebody for a loan, he would like to see the economics of the deal. He said it is very important, because at some point over five or six years, you are going to change the deal, and then we will have to look at how this changes the economics, it will give us a yard stick to measure a lot of things by. Mr. Landon said to Ms. Taggart he would appreciate that. Ms. Taggart stated she would provide the estimates based on the list.

[RESOLUTION NO. 17-06](#) A RESOLUTION APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2017-06 AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE FRY ROAD/U.S. HWY. 31 ECONOMIC DEVELOPMENT PLAN AND APPROVING THE ORDER OF THE GREENWOOD ADVISORY PLAN COMMISSION  
(Sponsored by Hill)

Mr. Steinmetz stated this is also a Plan amendment, to the Fry Road TIF, which is centered around the Greenwood Park Mall. He said historically Fry Road TIF has built the section of Fry Road between Madison Avenue and US-31. He said a dividing line between Kohl's, Best Buy, Panera, Reis Nichols etc... he said they have also participated in a redevelopment expansion improvement with Fry Road coming into the mall. Mr. Steinmetz said one thing we thought should be specifically spelled out as the Fry Road

TIF matures it has, same as the east side, he thinks ten years left on it. He added the mall has an eastern side, a back door the northern end of Madison Avenue that goes down towards Old Town. He said as the TIF has worked on the southern end, the connection coming from the west, this would be a road that is going to need [inaudible] some good planning that would benefit the primary tax payers of the Fry Road TIF. He added that is what this does; this allows the Fry Road TIF to spend money on Madison Avenue. Mr. Bates asked if it includes the drainage issue from the creek that runs through there. Mr. Steinmetz said it does not in this plan amendment; the fund that is currently addressing that, you may have noticed the snipping of the trees, the basic trees removed has been storm water. He added storm water utility is working on that creek, and considering a contract with DLZ for that creek as it crosses through County Line up Madison. Mr. Steinmetz shared while that is incredibly important; currently storm water utility is tackling that challenge. Ms. Gibson addressed inquiring of the shopping center to clean up the debris that has collected along the east side of their property, the west bank of the creek and is evident now that there is a lot of litter and paper there. She asked if someone could make that call. Mr. Steinmetz verified and said he would handle that. Ms. Gibson said we almost always have to contact them this time of year but with all the trees gone, it is more obvious. Mr. Armstrong asked how far south on Madison does this allow us to spend money. Mr. Steinmetz replied the plan amendment specifically allows it to go to Main Street. Ms. Taggart verified. Mr. Lekse inquired about the \$7 million dollars, and said he is jumping back, regarding the iceplex he asked what the estimated tax revenue from that project is. He added he knows they cannot project from now until the end of time but the first five years. Ms. Taggart said with the abatement it is around \$350,000. Mr. Lekse said we would be able to get \$350,000 from the iceplex during the first five years and that drew fifty or sixty people in here some for some against, and this is a \$7 million dollar expenditure... it is like 20xs the iceplex alone. Mr. Steinmetz stated part of that is that Madison Avenue is an exceptionally large road; it used to be a state highway that it was an inner-urban rail system. He added at its northern end it is as wide in pavement as 465; the pavement on Madison Avenue is from 1999, when the sewer utility actually went through there to replace some lines. He said what we propose to do long term, for Madison Avenue, in stages, as we get money to do so, is put it on a road diet, return it to a normal city street, not have it be 465 so that the councilors who sit here 25 years from now when that pavement deteriorates, don't have to deal with paving six lanes or 100 feet of right-of-way for two and a half miles. Mr. Steinmetz said they tried to find a more sustainable multi-level way of feature showcase Madison Avenue rather than simply keep it the way it is. Mr. Lekse said we live in an America where people throw around numbers like trillions, billions, millions when we talk about altering neighborhoods, parks, and traffic for 9,000 people in order to get \$300,000 and then later on after half the people are gone, two hours later we have all learned about TIF, he would like to say \$7 million is a lot of money to spend on one sentence of description. Ms. Taggart said she would verify that \$300,000 figure. Mr. Steinmetz agreed the numbers are getting large, but the city is getting quite large, if you look at our most recent capital there will a new one to come out, we have two hundred and twenty plus miles of roads, it costs a million dollars to build a road sidewalk to sidewalk now in the modern era; so that alone, they depreciate on fifty year times. He added they also have a lot of other assets, Greenwood is getting bigger, the numbers are getting bigger, but we shouldn't be discouraged, we are going to make improvements that are necessary to put Greenwood on the right path for the next fifty years, just like people before us did. Mr. Steinmetz said which has allowed us to grow from 20,000 people, when the mayor was growing up here 10,000, to almost 60,000. Mr. Corey asked for more details before the next meeting on the plans for Madison Avenue; he indicated it sounds like you are trying to make multi-road equates to road diet equates to less traffic more lanes for trails and bike lanes. Mr. Steinmetz said they have a presentation that was given to the RDC and he said he could present it at the next meeting. He said it includes a ten-foot dedicated elevated cycle track, a pretty innovative concept also with sidewalks on both sides with narrowing down, in some cases removing the endless turn lane that continues from County Line Road all the way to Main Street. He said this allows us to do that section which already has significant pedestrian traffic and then turn on a pivot as funds allow to do Pearl, to make and get the sidewalks down there that has so long been wanted that we have not been able to do. Mr. Steinmetz said we imagine multiple phases but in all cases, they account for the redline, they account for pedestrians, they account for bicycles.

## **VII. Miscellaneous Business**

### **A. Council**

Mr. Campbell said every year it seems that we have dealt with the sign code, as you all know the recent Supreme Court decision made portions of our sign code unconstitutional. He added Ms. Taggart has provided a revised copy of our sign code that not only removes the portions that were not only unconstitutional but also contains some modernized revisions to our sign code. He said he would like to set up a committee from the council to look into this and bring a recommendation back to the council, he suggested we have two councilors and maybe a Chamber member on that committee. Mr. Corey suggested someone from the Planning Commission as well. Mr. Campbell asked if three council, one planning commission and one chamber member sounded reasonable. Mr. Armstrong verified it would have to go through the Planning Commission before it comes to council. Mr. Corey stated that is correct. Mr. Campbell asked for volunteers there were none and he said he would send everyone a copy of what Ms. Taggart has provided with revisions and stated we would discuss at a later meeting.

Mr. Corey asked for a reminder how much the RDC spent on the facades. Mr. Campbell said he believes \$1.5 or \$1.2... Mr. Steinmetz said it was \$1.105 the project cost was \$1.7. Mr. Corey asked if there was a reason we don't have a downtown overlay district there to protect the amount of money we just put into downtown. Mr. Steinmetz said overlay districts are encouraged in the Comprehensive Plan 2007-2027 if this council wishes for there to be one. Mr. Corey said he has been saying that for five years so yes. Ms. Gibson believes it has been placed on Mr. Peebles agenda but it just hasn't surfaced to the top. Mr. Corey resumed he doesn't know where it is not getting done but he believes it is most definitely the will of this council after we have just spent \$2 million on facades for downtown to make it look good. Ms. Gibson commented she thinks it has been on his agenda that we have asked for it better than two years ago. Mr. Campbell said in light of all the development that hopes to be in place downtown, he thinks bringing a downtown overlay district to the forefront would be a good idea. Ms. Taggart stated we will look at it.

Mr. Armstrong said he received a phone call today from the management company that owns Emerald Lakes asking why we put the sewer bills on them. He said he understands the rationale and tried to call them back but did not get ahold of the individual but wanted to make sure everyone was aware that there was some pushback from that decision that was made in August of last year.

Mr. Bates said he recently was in conversation with a representative from Metro Net, perhaps looking at changing his provider. He indicated they informed him that the reason they do not have things in place where he lives, almost all of Greenwood, not all, that they had not received the city permits that are necessary to continue and start [inaudible] customer base. Mr. Bates wished to bring this to the city's attention that if that is indeed the case. Mr. Campbell said he has Metro Net and he is already a customer. Ms. Taggart said they have received the permits they have applied for, they do not have any currently in the pipeline that she is aware of. She said she does not know if there is any in CDS that in general it goes through the Board of Public Works and there is no pending that she is aware of. Mr. Campbell verified if they don't have them, it is because they have not applied for them.

### **B. Audience**

Anne Briggs addressed council, she and her family live in Brighton Estates for the last four years. Ms. Briggs said they chose the neighborhood and Greenwood because they liked the small town feel. She indicated when she first heard the announcement about the iceplex she was excited for Greenwood, then she heard the location that was being proposed and she was shocked because this area, per the city's Comprehensive Plan, is to be a residential area. She remarked yes, there is a church and a school in the area but she never expected to see a commercial building in the middle of neighborhoods. Ms. Briggs said to see how fast this is being pushed without studies and data to support it is

even more concerning. She said her concerns lie with several factors, the amount of traffic that is going to be in this area, the safety of our children and the effect it will have on her neighborhood. Ms. Briggs said driving on Honey Creek, Averitt, Worthsville, or Smith Valley on any given day can be a nightmare. She added Honey Creek and Averitt are two lane county roads without turn lanes, these roads have trouble handling the normal day-to-day traffic they get now. She said she cannot imagine what it will be like with hundreds of additional vehicles here for a tournament. Ms. Briggs said we haven't even seen what the traffic of the middle school will bring to our area. She said it was stated at last Monday's EDC meeting that the middle school traffic would be complimentary to the hockey tournaments because tournaments will be going on when school is out. She declared that it is her understanding that hockey tournaments take place during the week and weekends, frequently starting on Fridays. Ms. Briggs said it seems to her that this could become a traffic nightmare with school dismissing and a tournament going on. She said those of us who live in this area will not be able to get around the city that we live in. She asked if council knows if the roads can even handle this increase in traffic, we have asked for traffic studies, we have been given no information. She said the added traffic brings the addition of more people in our community, with the world that we live in safety should be a top priority. Ms. Briggs said as a mother of two young girls she is very worried about the safety concerns that comes along with the increase of visitors in our park. She said they visit Freedom Park frequently but with the added people from out of town, this worries her. She said unfortunately you cannot trust everyone anymore. She said when a child is playing in the park it is much different than taking a child to another public place; if she takes her girls to the store or the mall, they stay right next to her. She said when you are playing at the park it is very different, it is crowded with lots of children, the kids run from slide to slide and is more difficult to keep your eyes on them and much easier for someone to take them without realizing immediately. Ms. Briggs said she realizes this can happen at the park right now, but with the increase of visitors, she expects these instances to also increase. Ms. Briggs asked if any studies have been done to see if such large complexes bring higher crime, will there be more police on patrol with the increase of people, and who will be watching out for our children's safety. She remarked lastly she is worried about the impact this will have on her neighborhood. She said Brighton Estates is a small quiet subdivision with many young families; she understands that the mayor's office views the extension of Stop 18 and the iceplex as two different issues, but that is not how we see it. She added the proposed extension of Stop 18 would be using our residential streets as an entrance and exit to the park. She said most of us never imagined that Stop 18 would be used to connect the park to Honey Creek. Ms. Briggs said our streets are narrow unmarked roads with the houses sitting close to the road and the driveways connect with the main street stretch of road that will be used. She said getting from Honey Creek to the park is not a straight stretch; it will take a couple of turns and driving past most of the homes in our neighborhood. Ms. Briggs said we all enjoy going on walks, or bike rides with our families and chatting with neighbors at the end of our driveways but these things will no longer happen as she will not feel comfortable allow her children to do this with the increase in traffic. She said the thought of this brings her a great deal of sadness, the home and neighborhood that she dearly loves will never be the same; when they purchased this land and built their home they never guessed that their street would be used as an entrance to one of the nation's largest recreational hockey rinks. She said her neighborhood is not designed for large amounts of public traffic; if Stop 18 is connected to our neighborhood then you are putting our children in danger and making her wonder if Greenwood has its resident's best interests at heart. She asked aren't we important to you. She asked council to put themselves in her situation, how would they feel if they lived in Brighton Estates. Ms. Briggs added it is very clear to all of them that with the extension of Stop 18 into Brighton Estates needs to be removed from your Redevelopment Plan if the iceplex is built in Freedom Park. Ms. Briggs thanked council.

Mr. Armstrong asked corporation counsel if the roads that Brighton Estates developed have been transferred to the city yet. Ms. Taggart said she believes that some of them have but she would have to follow up with CDS on the exact status of all of them. Mr. Armstrong asked if she could do that before the next meeting. Ms. Taggart said she would.

Seth Garrett addressed council sharing in 2009 he read an article about Freedom Park saying you wanted to attract residents and here we are. Mr. Garrett said he is really excited; there is a separation it is not about hockey, that is a great development if the Halletts are willing to take that risk. He said that sort of attraction in Greenwood is really great for the city; he is excited the Halletts want to invest that money, it is a risk, he loves the guys optimism. He said he is really upbeat and positive and is really good for business. He stated he is concerned about the location, he has emailed most of council at this point, they know his stance on the location, location is a very important factor in real estate. Mr. Garrett indicated just like our [inaudible] it is very thoughtful that we built there; we have spent a lot of money in that neighborhood just in the past year. Mr. Garrett said he considered the park an asset, it is public property, and the neighborhood was not designed with a park in mind, but why would you when you are next to Freedom Park. He added but now it has become a liability, it is a pretty serious concern and he is here to live, Greenwood is his [inaudible] place, he worked all day, he is raising his family here, he really doesn't have enough time to get involved in these issues but he guesses he is going to have to. Mr. Garrett said he has seen lack of detail on a few things specifically on this project, but lack of detail in combination with the rushed timeline, calling special meetings and seeking approvals before a lot of details that really [inaudible] a business investment are being shared and he would like to give the Halletts and the city the benefit of the doubt that they have been performed but they are not being shared. He feels the property element of this calls for them to be shared. Mr. Garrett said what he sees is taxpayers subsidizing a for-profit business and not just doing that but doing it on Public Park land. He said that creates an uneven playing field for other facilities in this business. He said in the grand scheme of things the land is pretty trivial to him, it is an important piece but is an element that he thinks, especially in Greenwood, could be substituted at a different location. He said Graham Road, he just heard a complaint that it has infrastructure lacking development and he thinks we should look around a little bit. He added advisors sell us a comprehensive plan that points to a regional entertainment district around I-65. He said his wife has done a lot of research reaching out to facilities around the country talking to management. He added these people would be peers or competitors to firm the management and all of them identified the location as being very important if any of us are going to open up a business the location is important. Mr. Garrett concluded that to him Freedom Park becomes a matter of convenience and may be so strategic at that point. Mr. Garrett indicated Ms. Briggs made some good comments on traffic around Greenwood; most of what they show of traffic on the presentation was done before the iceplex was thought of, because it is in the comprehensive plan and that is good. He said but the comprehensive plan predicated all that traffic on this being the single-family residential area, one of the largest contiguous portions of it at this time. He added however, he has been told that Stop 18 has nothing to do with the iceplex, or nothing to do with Brighton Estates. Mr. Garrett said we can put out blinders on and try to push this through and act like it has nothing to do but it does; Stop 18 existed before this iceplex plan, he stated he is an engineer and he believes in planning, however his neighborhood cannot develop any more, he encouraged council to drive to the back of Brighton Estates and look at, what looks like abandoned sewer, ungraded property, it is swampland and will be a mosquito haven soon. Mr. Garrett said they cannot develop that land, Fischer Homes wants to develop that land, they can't they need second entrance, he keeps getting told this has nothing to do with the iceplex but their second entrance was to use Stop 18 through the park. Mr. Campbell told Mr. Garrett his five minutes was up. Mr. Garrett said that's your game changer. Mr. Garrett said Mr. Hallett and the people who don't even live in Greenwood have had twenty-six minutes, and he would like to make a few other statements, because not all of their speakers live in Greenwood so he thinks that matters a little bit when we talk about location. Mr. Campbell said he would give another minute. Mr. Garrett continued the Indiana Code states that this land has to be declared undesirable to get an ice-skating facility a tax abatement to his knowledge. He said he thinks trying to declare this park as undesirable is a really kind of stressed intention of that declaration section 7 of the Economic Development target area. He said if asked twelve months ago council would have never said Freedom Park is undesirable area, in fact he has been trying to [inaudible] for over a year. Mr. Garrett said there are lots of other things in this deal are missing, the turf time is undefined [inaudible] and if the Halletts really had good intentions they would take profit off the top priority, they could donate the money, the city could do something with it, and create a board to manage it possibly, or the park board. Mr. Garrett said if they don't want to do anything, if they want

to make profit, they need to come in here like any other business receive the tax abatements to buy their own land, take their own risk and let the market declare if this decision was a good one or not.

Monsignor Mark Svarczkopf noted the plans for the old park did not include a tennis park anymore and asked if they would be moving them next to the ones... Mr. Campbell stated that is his understanding and any amenities that would be replaced by the iceplex will be relocated somewhere else. Monsignor Svarczkopf said they would be really interested in knowing where the new tennis courts are going to go, if they are going next to the tennis courts at Craig Park, it makes a big difference for them because they would have some things to talk to the city about. Ms. Taggart said she doesn't believe there are any plans for them to go there. Monsignor Svarczkopf said there is quite a hill going from the corner of Meridian and Surina down to the football field, he is sure the engineers know all about that, he totaled a car there once because a person didn't see him coming over the hill, he shared he was going the speed limit, it is a dangerous spot. Lastly, Monsignor Svarczkopf said he figured out that before all of this happens he is going to retire, that is good for him; therefore, he wanted council to know he is not whipping up people from the parish. He said his only idea is to let them know when there are meetings; he is more interested in listening to what they say, because this will happen to them, it does not happen to him. Monsignor Svarczkopf stated when people form our church they can talk as individuals and if someone is representing our parish council they will let you know. He clarified it is not any individual program he has going, even though he lives at the corner of the main project they are discussing tonight.

Sanford Pederson addressed council regarding something he heard during the discussion of the Old Town redevelopment that may or may not reflect on a concern he had for a number of years. Mr. Pederson said weight limits in downtown and limiting the weight of traffic, that is his question, is that what that discussion was about, because it went by really fast. Mr. Campbell said we were not discussing weight limits of vehicles. Mr. Pederson said he does not know if council is aware there is an increasing number of very heavy traffic trailers that come off of I-65 and come down Emerson where it turns into Smith Valley. He said with the increasing number of warehouses in New Whiteland, just how many tractor-trailers are using that route, gridlocking intersections, and causing some safety issues because you cannot see around them. He said he wasn't sure if council was aware of that and if you weren't he invites you to be aware because it has been something that has worried him as he sees it keep growing. Mr. Campbell said they have major road construction plans for that area to help eliminate some of that. Mr. Pederson said he wondered if council might at some point, as we do get bigger and have more of these large cross connector roads, that you consider an ordinance that bars through truck traffic from two lane roads; he said just a thing to consider. Mr. Lekse said that is such a good idea we have spent about three meetings finding what that should say; we were able to land upon a couple of agreed upon... Mr. Pederson thanked council for their time.

Sharon Hayes addressed council regarding Ashford Ridge, a duplex for senior citizens on Averitt Road. Ms. Hayes said they have one way in and one way out on Averitt Road; she has concerns with accessing her neighborhood when traffic from the school picks up. She indicated right now there is trouble with the school buses let alone in the future the mothers that pick up and deliver their children. Ms. Hayes shared others in her neighborhood are also very concerned with how they may get in and out with the extra traffic just because the school, they don't know anything about the iceplex. Ms. Hayes said she is concerned; she is a mother of three sons, six grandsons all who love ice, but wrong place. She said the location, put it on the other side of 65, there is property, fields over there. She said she loves children, she is a Sunday school teacher to six and seven year olds and ice hockey is a grand thing for them. Ms. Hayes said our location and what we have got to deal with, the next addition south is senior citizens and it is dangerous for us without a four way stop light. She indicated on Sundays it is difficult to try to get out. Mr. Lekse verified her location. Mr. Armstrong discussed the statute if there are a certain number of hoses, you must have multiple points of ingress and egress. They discussed that there is technically two points but Ms. Hayes argued yes, but they encounter the same traffic. She added she is not against the iceplex; it just needs to be relocated. Ms. Hayes thanked council for listening.



**C. Other Miscellaneous**

**1. Corporation Counsel**

Ms. Taggart presented a Conflict of Interest Statement for Dawn Geisler. Motion to approve as presented made by Mr. Corey. Seconded by Mr. Lekse. **Voice Vote: Ayes. (9-0) Motion Carries.**

**2. Controller**

None.

**D. Mayor**

None.

**VIII. Adjournment**

With no further business, the meeting adjourned at 9:40 p.m. The next regular meeting of the Greenwood Common Council to be held on April 3, 2017, at 7:00 p.m.

  
\_\_\_\_\_  
Council President, Mike Campbell

  
\_\_\_\_\_  
Clerk, Jeannine Myers





## LAND DESCRIPTION

Part of the West half of the Southeast Quarter of Section 6, and part of the West half of the Northeast Quarter of Section 7, both in Township 13 North, Range 4 East of the Second Principal Meridian in Johnson County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 6; thence North 89 degrees 18 minutes 28 seconds East (assumed bearing) along the South line thereof 520.00 feet to the Point of Beginning; thence North 00 degrees 01 minute 59 seconds East a distance of 410.21 feet; thence South 89 degrees 58 minutes 01 second East a distance of 440.00 feet; thence South 00 degrees 01 minute 59 seconds West a distance of 404.64 feet to the said South line; thence passing into the aforesaid Section 7 and continuing South 00 degrees 01 minute 59 seconds West a distance of 219.36 feet to a point which lies South 00 degrees 01 minute 59 seconds West 624.00 feet from the Northeast corner of the within described land; thence North 89 degree 58 minutes 01 second West a distance of 440.00 feet; thence North 00 degrees 01 minute 59 seconds East a distance of 213.79 feet to the beginning point. Containing 6.30 acres, more or less.

Prepared March 16, 2017 by RHM

T:\10k\10589\001\docs\Iceplex Lease Land Description.docx

Indianapolis, Indiana  
Historic Fort Harrison  
8901 Otis Avenue  
Indianapolis, IN 46216

West Lafayette, Indiana  
1330 Win Hentschel Blvd.  
Suite 260  
West Lafayette, IN 47906

Ankeny, Iowa  
1450 SW Vintage Pkwy  
Suite 260  
Ankeny, IA 50023

Charlotte, North Carolina  
8307 University Executive  
Park Dr. Suite 220  
Charlotte, NC 28262

DeLand, Florida  
120½ W. New York Ave.  
DeLand, FL 32720

Houston, Texas  
5444 Westheimer Road  
Suite 1000  
Houston, TX 77084  
TX Firm Reg # 10194084

[www.schneidercorp.com](http://www.schneidercorp.com)



**Greenwood Iceplex Presentation to Economic  
Development Commission**

March 13, 2017

## Transaction Structure

- Indy Fuel owners Jim and Sean Hallett to invest \$20M to design, construct and furnish Iceplex
- Proposed 60-year lease at Freedom Park
- Firland Management to serve as Iceplex Owners Rep.
  - 80 projects (Design/Build, Consult/Operate) in the U.S. and Canada
  - Currently manage facilities in ME, NY, NJ, NH
  - NHL Experience: Ottawa Senators and Buffalo Sabres



## Site Plan Overview

- Freedom Park (immediately south of Freedom Springs Aquatic Center)
- Approximately 6.3 acres
- Parking expansion (shared with Freedom Springs)
- Potential to heat water at Freedom Springs



# Site Plan Overview



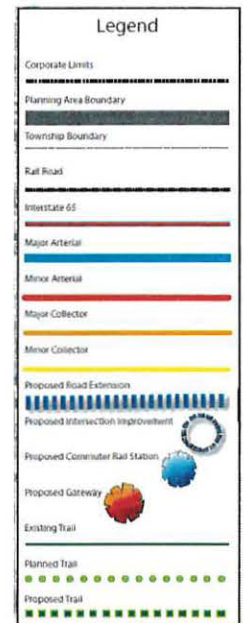
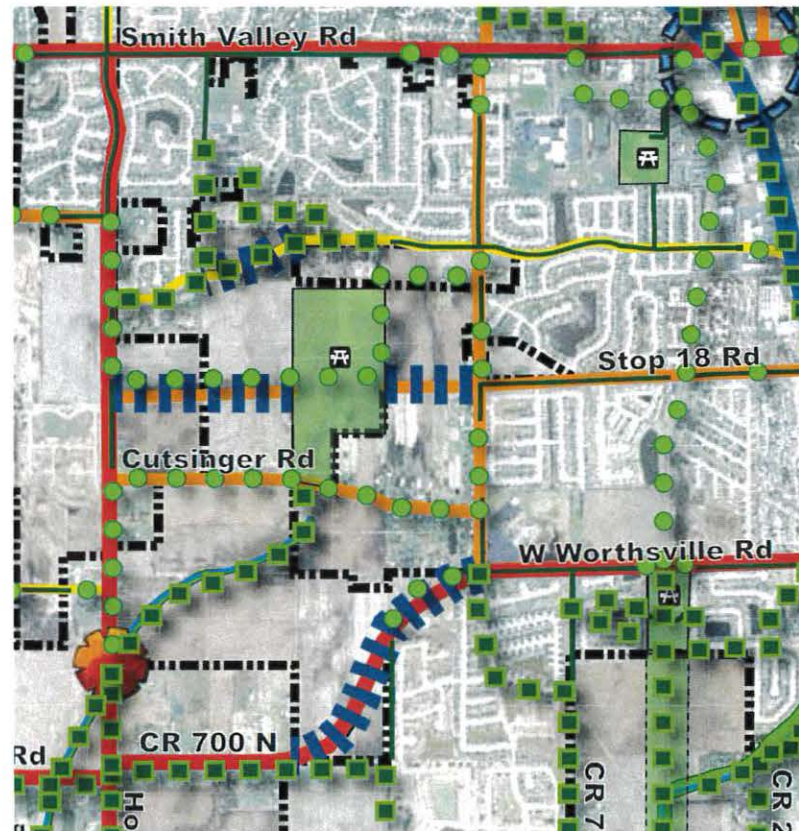
Mark W. Myers, Mayor



[greenwood.in.gov](http://greenwood.in.gov)

# Comprehensive Plan

- Transportation
- East- West Emphasis
  - Smith Valley
  - Apryl Drive
  - Stop 18
  - Worthsville



Mark W. Myers, Mayor



[greenwood.in.gov](http://greenwood.in.gov)

## Capital Budget Overview

Iceplex Investment	
<u>Category</u>	<u>Amount</u>
Building	\$5.0M
Labor	\$3.9M
Plumbing	\$2.5M
Equipment	\$6.1M
Design	\$1.3M
FF&E	\$1.2M
<b>Total:</b>	<b>\$20M</b>



## Facility Details

- 115,000 square-foot facility
- Two finished ice rinks
- Two turf fields (convertible to two additional ice rinks)
- Fitness/training facility



Mark W. Myers, Mayor



[greenwood.in.gov](http://greenwood.in.gov)

## Other Amenities

- Pro shop and skate rental
- Food concessions
- Restaurant (seeking beer and wine permit)



## Ice Sports

- Junior Fuel Youth Hockey
- Lessons/skills camps
- Figure skating
- Curling
- Public ice skating
- Broom ball
- Adult hockey leagues
- Local/regional/national tournaments



Mark W. Myers, Mayor



[greenwood.in.gov](http://greenwood.in.gov)



## Turf Sports

- Soccer
- Lacrosse
- Futsal



Mark W. Myers, Mayor



[greenwood.in.gov](http://greenwood.in.gov)



**GREENWOOD**

EST 1864

**Greenwood Common Council Remarks**  
**Vince Mathews – 3/20/17**

Hello, I am Vince Mathews and have lived in Brighton Estates for only about 3 weeks (but plan to live there for many more years). My wife and I were previously residents in the Center Grove area, but decided to relocate to Brighton Estates where we would be able to enjoy the benefits of living near Freedom Park. We fully expected that Freedom Park would remain a city park, where the primary focus would be to continue to provide green space and other amenities to Greenwood City residents. We were surprised to hear that an Iceplex, potentially attracting 10's or 100's of thousands of visitors each year, would be proposed to be built within the park.

The residents of Brighton Estates question the proposal to place a commercial Iceplex in Freedom Park for several reasons. One reason is that this proposed development is not in alignment with the City of Greenwood 2007 – 2027 Comprehensive Plan, dated Dec 17, 2007. As it states in this plan, "Greenwood's Comprehensive Plan is intended as a working document to be used by elected and appointed officials to make decisions about future growth and development of land within the jurisdiction of the Greenwood Advisory Plan Commission." In this plan, it designates an "Entertainment Area" which is located at the SE quadrant of the I-65/County Line Road interchange. It states that "the most desirable use for this area are tourism retail, attractions and related services and amenities." It goes on to state that "The area is anticipated to attract large number of visitors whom stay overnight or for an extended period of time." This is the area where we believe this type of development was intended to be located – not within a city park!

Not only does placing the Iceplex within a city park a deviation from the City of Greenwood Comprehensive Plan, the proposed Resolution no. 17-04 to designate the area where the Iceplex is to be built as an Economic Revitalization Area (ERA) and an Economic Development Target Area (EDTA) does not meet the intent or burden of proof required by Indiana Code Title 6 Article 1.1 Chapter 12.1. Section









## PRESENTATION TO CITY OF GREENWOOD COMMON COUNCIL

### Overview of Tax Increment Finance in Indiana

March 20, 2017

Presented by:

Bruce D. Donaldson, Esq.  
Barnes & Thornburg LLP  
11 South Meridian Street  
Indianapolis, Indiana 46204  
(317) 236-1313  
[bruce.donaldson@btlaw.com](mailto:bruce.donaldson@btlaw.com)

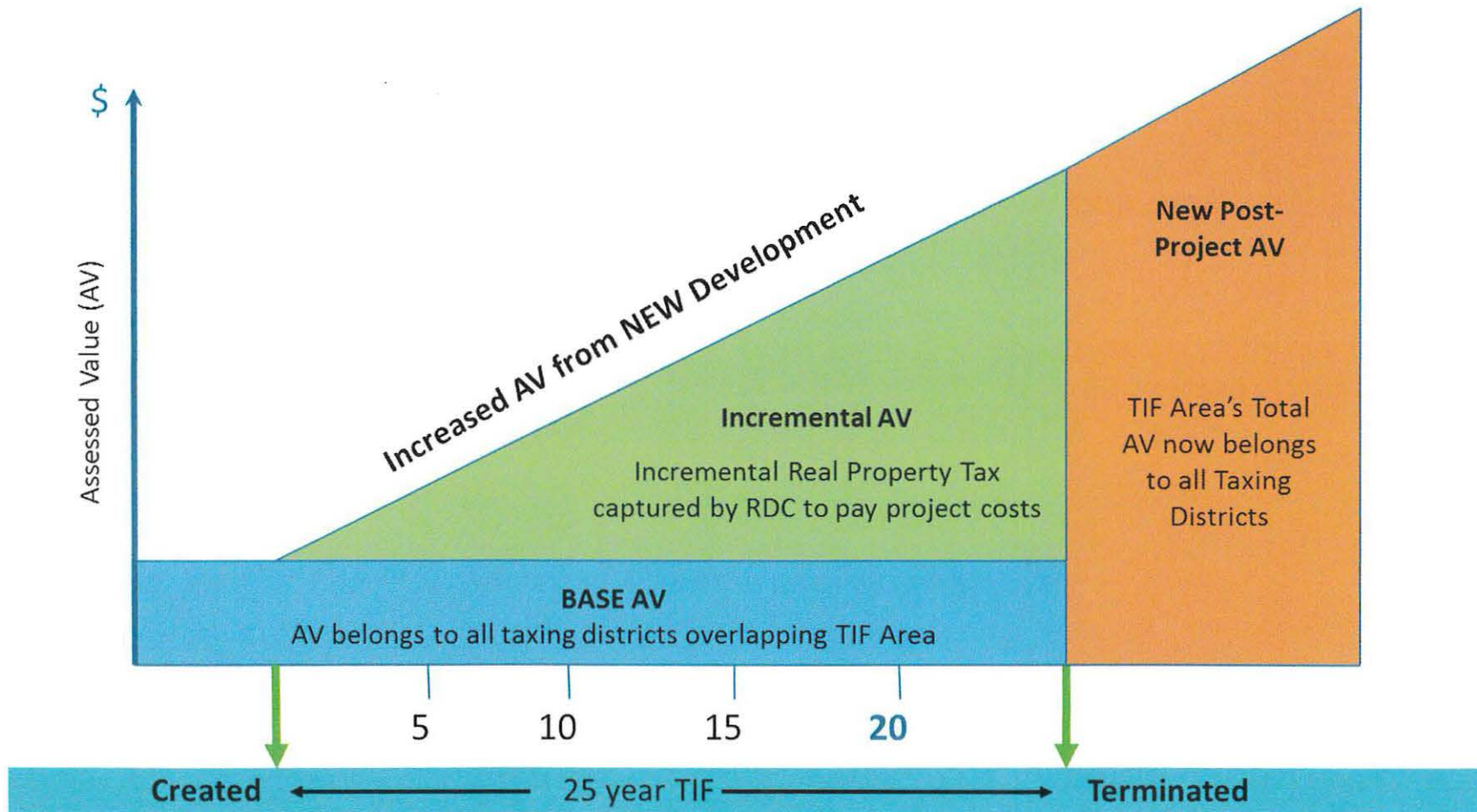
# TIF Theory

- Problem: there exist obstacles to redevelopment or economic development that have not been and are not likely to be overcome by “the ordinary operations of private enterprise” (the “but for” test).
- Solution: use the new property taxes generated by a redevelopment project or economic development project to pay for the cost of removing the identified obstacles.

# TIF Theory (con't.)

- Examples of obstacles:
  - Lack of needed public infrastructure
  - High cost of land
  - High cost of structured parking
  - Environmental contamination
  - Incentive competition from other states and communities





# Basic Concepts and Definitions

- City, town or county legislative body may adopt an ordinance creating a **redevelopment commission** of the unit comprised of five (5) members, three (3) appointed by the executive and two (2) appointed by the legislative body or fiscal body of the unit.
- The executive of the unit also appoints a non-voting advisory member representing the local school board.
- The redevelopment commission has jurisdiction over the **redevelopment district** of the unit, which is a special taxing district having the same boundaries as the unit (except for certain counties).



# Basic Concepts and Definitions (con't.)

- Within the redevelopment district, the redevelopment commission may designate **redevelopment areas** or **economic development areas** as targeted areas for redevelopment or economic development activities, and approve a **redevelopment plan** or **economic development plan** for each area so designated.
- The redevelopment commission may (but is not required to) designate all or a portion of any redevelopment area or economic development area as an **allocation area** for purposes of capturing incremental new taxes in the area commonly known as “tax increment” or “TIF”.



# Basic Concepts and Definitions (con't.)

- After an allocation area is established, all of the assessed value in the area as of the immediately preceding January 1 plus property assessed as residential (the **base assessed value**) continues to generate property taxes for various taxing units located in the area, while subsequent increases in assessed value due to new investments in that area (**incremental assessed value**) are temporarily captured and set aside—the new property taxes generated from that new assessed value (TIF) are deposited into an **allocation fund** under the control of the redevelopment commission and may be used for the redevelopment or economic development purposes described in the plan.

# Basic Concepts and Definitions (con't.)

- NOTE: the redevelopment statute requires the Indiana Department of Local Government Finance to adjust the base assessed value after each general reassessment of property and after each annual adjustment to assessed values (commonly known as “trending”), in order to neutralize the effects of these adjustments on TIF revenues.
- Allocation areas generally capture only increases in **real property** assessed values, but there are special provisions that allow the capture of **depreciable personal property** assessed value of **designated taxpayers** for certain types of projects (industrial, manufacturing, warehousing, research and development, processing, distribution, or transportation related projects).



# Process for Creating a Redevelopment Area or Economic Development Area

- The redevelopment commission adopts a **declaratory resolution** creating the redevelopment area or economic development area and approving a redevelopment plan or economic development plan for the area.
  - If an allocation area is to be established, the declaratory resolution must include the allocation provisions.
  - Allocation areas established prior to June 30, 1995, originally were not required to include an expiration date (but note change in law applying to so-called “legacy” TIF areas in SEA 118 adopted in 2014).

## Process for Creating a Redevelopment Area or Economic Development Area (con't.)

- Allocation areas established between July 1, 1995, and June 30, 2008, were required to have an expiration date of not more than thirty (30) years.
- Allocation areas established after June 30, 2008, are required to have an expiration date of not more than twenty-five (25) years after the date on which the first bond or lease rental obligations payable from TIF in the area are incurred.

## Process for Creating a Redevelopment Area or Economic Development Area (con't.)

- Even prior to the formal expiration of an allocation area, the redevelopment commission is required on an annual basis (prior to each July 1) to determine whether it will need all of the TIF from the area for the following year's budget, and may pass through excess assessed value to the underlying taxing units.
- The unit's plan commission must approve the declaratory resolution and the plan.
- The legislative body of the unit must approve the declaratory resolution and the plan.



## Process for Creating a Redevelopment Area or Economic Development Area (con't.)

- The redevelopment commission publishes a notice of public hearing on the declaratory resolution at least ten (10) days in advance of the public hearing.
- If the declaratory resolution includes the designation of an allocation area, the redevelopment commission must file an **impact statement** along with a copy of the public hearing notice with each taxing unit that is located in whole or in part in the allocation area.

## Process for Creating a Redevelopment Area or Economic Development Area (con't.)

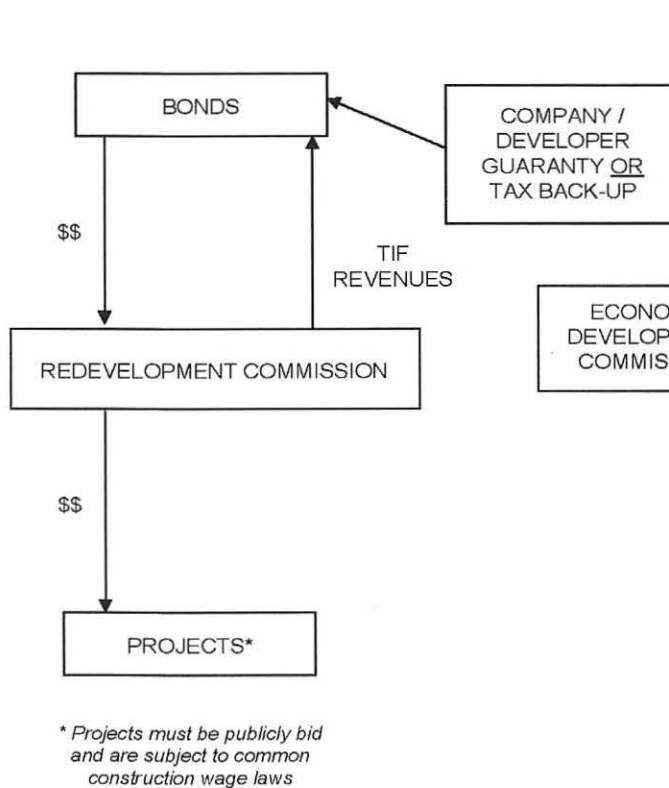
- The redevelopment commission conducts a public hearing on the declaratory resolution, and following the public hearing may adopt a resolution confirming, modifying and confirming, or rescinding the declaratory resolution (if confirmed, this resolution is commonly referred to as the **confirmatory resolution**).
- If an allocation area has been established, certain filings are made with the County Auditor and the Indiana Department of Local Government Finance.
- Any amendments to a declaratory resolution or plan (including amendments to any allocation area) must go through the same approval process required for the original establishment of an area.

# Issuance of Bonds

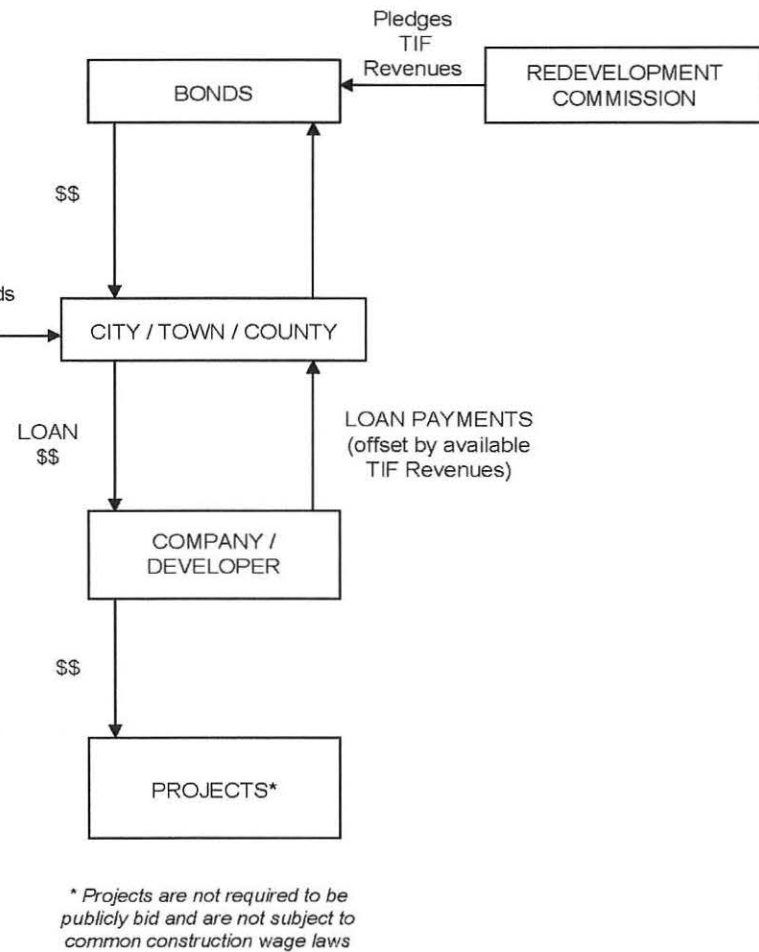
- Traditional redevelopment commission bonds versus economic development revenue bonds issued by the County.
- Sources of security for bonds: “pure” TIF revenue bonds, TIF bonds with property or income tax tax back-up, TIF bonds with a developer or company back-up.



## TRADITIONAL MODEL



## EDC MODEL



## Permitted Uses of Tax Increment (TIF) Revenue

- Generally may be used (directly or through bonding) for capital project expenditures in or directly serving or benefitting a designated redevelopment area or economic development area.
- For direct “pay as you go” projects, the redevelopment commission may contract for the construction of the project, or may fund the project through grants or loans to a “neighborhood development corporation”.



## Permitted Uses of Tax Increment (TIF) Revenue (con't.)

- TIF is commonly used for public infrastructure (including utility infrastructure) but may also be used for site acquisition, clearing and improvements for projects.
- TIF may be used for public safety projects (e.g., fire stations or trucks) that are located in or directly serve or benefit the allocation area.
- TIF may be also used for recreation facilities that are located in or directly serve or benefit the allocation area, if the facilities can be tied to an economic development or redevelopment purpose.

## Permitted Uses of Tax Increment (TIF) Revenue (con't.)

- TIF may be used to reimburse the Unit for expenditures made by the Unit for local public improvements in or physically connected to the allocation area.
- TIF may be used on a limited basis to reimburse public and private entities for expenses incurred in training employees of industrial facilities located in the allocation area, and to fund other training and worker education programs.
- TIF may be used to pay the costs of carrying out an “eligible efficiency project,” defined as a project necessary or useful to carry out an interlocal cooperation agreement between two governmental entities, or a project necessary or useful to the consolidation of local government services.

## Permitted Uses of Tax Increment (TIF) Revenue (con't.)

- Up to 15% of annual TIF received may be used to make contract payments to entities providing educational or worker training programs. May not be funded from bond proceeds.
- TIF may not be used for operating expenses of the redevelopment commission (but may be used to pay for project management expenses).





*Our Lady of The Greenwood*

*Queen of the Holy Rosary*

*Catholic Church*

*335 S Meridian St*

As a member of the OLG Parish Council, I have been asked to speak on behalf of our church community in regards to Resolution 17-05 as we believe this resolution will affect our church community and our neighbors.

Our Lady of the Greenwood Catholic Church is an asset to Greenwood and is a good neighbor that continues to enhance quality of life factors that benefit Greenwood now and into the future.

I would offer the following points for your consideration:

- Out of all the schools in Johnson County, Our Lady of the Greenwood is the only one that the United States Congress has designated a Blue Ribbon School. This has directly benefitted our school enrollment and church membership. We also believe this has indirectly benefitted the Greenwood community when business executives and their families relocate to live in a new community.
- OLG and the thousands of parishioners host a variety of events each year, all year long. These events draw crowds of people from as far north as Westfield and as far south as Jeffersonville, Indiana.
- OLG's food pantry is open to anyone. We fed over 11,000 people from the Greenwood community last year.
- For over 50 years OLG has been a good neighbor to the Greenwood schools, the City and to Craig Park. During middle school events, parades and other activities such as Wham Fest, summer concerts, little league baseball and football, OLG has allowed the public to use our parking lots at no cost.

The viability of the OLG parish is good for the neighborhood and for all of Greenwood. On behalf of the Parish, we request that the Council amend Resolution 17-05 to require the RDC to enter into a parking agreement with OLG which would allow OLG to utilize 200 parking spaces at the current middle school site during the weekly Masses scheduled on:

Saturday – 5:30 PM to 7:00 PM

Sunday – 7:30 AM to 2:30 PM

Submitted on behalf of Our Lady of the Greenwood Catholic Church

Steve Pappas

Parish Council and Knight of Columbus member